# **UNOFFICIAL COPY**

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WARRANTY DEED \

15302426550

Doc#: 1530747069 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/03/2015 11:55 AM Pg: 1 of 3

THE GRANTOR, 2532 LAVING PARK, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Doll us (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BART F. PETERS and NATALIE A. HOGAN, as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet due; (ii) Covenants, conditions, and restrictions of record including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 2532 West Irving Park Condominium Association, as amended from time to time (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) reads and highways, if any; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, as rights and easements set forth in said Declaration for the benefit of the remaining land described thereor.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length herein.

There were no tenants as this is new construction.

Permanent Real Estate Index Numbers: 13-13-416-027-0000

Address of Real Estate:

2532 West Irving Park Road, Unit 3E, Chicago, Illinois 60618



1530747069 Page: 2 of 3

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Dated this \( \int \frac{\mathbb{m}}{\mathbb{m}} \) day of _	Septenber 2015.
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SELLER:

2532 IRVING PARK, LLC,

an Illinois limited liability company

By:

Bartlomiej Przyjemski, Manager

STATE OF ILLINOIS )

) SS.

COUNTY OF COO

I, the undersigne i, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Bartlomiej Przyjemski, Manager of 2532 IRVING PARK, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary aci, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 lbr ay of

Prepared By:

Lauren S. Kavanaugh, Esq. Fuchs & Roselli, Ltd. 440 West Randolph Street, Suite 500 Chicago, Illinois 60606



Mail To:

Peter Anthony Johnson, Esq. Matt Albrecht
Johnson & Sullivan, Ltd. 415 N. La Saille # 403
11-East Hubbard Street, Suite 702 Chicago, IL 6065 4
Chicago, Illinois 60611

Chicago, Illinois 60611

(Nontue odders) and Name & Address of Taxpayer:

Bart R. Peters Natalie A. Hogan 2532 West Irving Park Road, Unit 3E Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX

23-Oct-2015 COUNTY: 190.00 ILLINOIS: 380.00 TOTAL: 570.00

13-13-416-027-0000 | 20151001633187 | 2-138-386-496

REAL ESTATE TRANSFER TAX

23-Oct-2015 CHICAGO: 2,850.00 CTA: 1,140.00 TOTAL:

13-13-416-027-0000 | 20151001633187 | 1-092-169-792

1530747069 Page: 3 of 3

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### EXHIBIT A

#### **LEGAL DESCRIPTION**

### PARCEL 1:

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2532 WEST IRVING PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1525815036, IN THE SOUTH 1/2 OF THE SOUTHE ACT 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR PARKING IN AND TO PARKING SPACE NO. P5, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERE FO, IN COOK COUNTY, ILLINOIS.

PIN: 13-13-416-027-0000

ADDRESS: 2532 West Irving Park Road, Unit 3E, Chicago, Illinois 60618