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WARRANTY DEED ILLINOIS STATUTORY Doc#: 1530747133 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/03/2015 03:05 PM Pg: 1 of 3

THE GRANTOR, 2532 IRVING PARK, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOSHU VISSEPO and HANAH VISSEPO, as husband and wife, not and joint tenants, nor tenants in common, but rather as Tenant by the Entirety, 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 HERI TO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet duc; (ii) Covenants, conditions, and restrictions of record including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 2544 West Irving Park Condominium Association, as amended from time to time; (ii) at y utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads 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 still unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

13-13-416-029-0000

Address of Real Estate:

2544 West Irving Park Road, Unit 2E, Chicago, Illinois 60618



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Dated this 12th day of Other 2015.

SELLER:

2532 IRVING PARK, LLC,

an Illinois limited liability company

By:

Barromiej Przyjemski, Manager

STATE OF ILLINOIS)

) SS.

COUNTY OF COCK

I, the undersigned 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 metable 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 act, 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 124 day of

Prepared By:

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

Mail To:

Patrick Wartan, Esq. Axia Law, LLC 1 North LaSalle Street, Suite 1450 Chicago, Illinois 60602

Name & Address of Taxpayer:

Joshua Vissepo Hannah vissepo 2544 West Irving Park Road, Unit 2E Chicago, Illinois 60618

MALGORZATA POPLAWSKI OFFICIAL SEAL Notary Public Sect of tileous Compassion Lepties August 13, 2017

23-Oct-2015 REAL ESTATE TRANSFER TAX COUN'Y 364.⁰⁰ 546.00 ILLINOIS: 13-13-416-029-0000 | 20151001636824 | 0-144-445-504

REAL ESTATE TRANSFER TAX 23-Oct-2015 CHICAGO: 2,730.00 CTA: 1.092.00 TOTAL: 3,822.00 13-13-416-029-0000 | 20151001636824 | 0-657-862-720

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2544 WEST IRVING PARK CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1528018053, IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USF FOR PARKING IN AND TO PARKING SPACE NO. P2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN:

13-13-416-027-0000

13-13-416-029-0000

ADDRESS: 2544 West Irving Park Road, Unit 2E, Chicago, Illinois 60618