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Doc#: 1532247054 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2015 09:36 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

4002058912
DET.

GIT Property of Cook County Clerk's Office

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 **MODESTO VALLE**, an unmarried individual, 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 2544 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) 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 said 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 1E, Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		03-Nov-2015	
	COUNTY:	221.25	
	ILLINOIS:	442.50	
	TOTAL:	663.75	

REAL ESTATE TRANSFER TAX		03-Nov-2015	
	CHICAGO:	3,318.75	
	CTA:	1,327.50	
	TOTAL:	4,646.25	

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Dated this 12th day of October, 2015.

SELLER:

2532 IRVING PARK, LLC,
an Illinois limited liability company

By: [Signature]
Bartłomiej 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 **Bartłomiej 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 act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

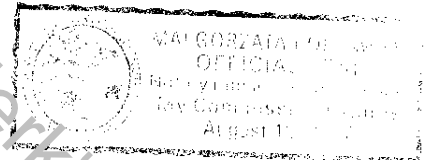
Given under my hand and official seal, this 12th day of October, 2015.

[Signature]
Notary Public

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

Mail To:
Jeffrey E. Rochman, Esq.
Jeffrey E. Rochman & Associates, Ltd.
55 West Monroe Street, Suite 3950
Chicago, Illinois 60603

Name & Address of Taxpayer:
Modesto Valle
2544 West Irving Park Road, Unit 1E
Chicago, Illinois 60618



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2544 WEST IRVING PARK CONDOMINIUM 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 USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P4, 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 1E, Chicago, Illinois 60618

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