

# UNOFFICIAL COPY

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**WARRANTY DEED  
ILLINOIS STATUTORY**

11-12  
GIT



1332257079

Doc#: 1532257079 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2015 12:24 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 JENNIFER NENADOV, 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 2538 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

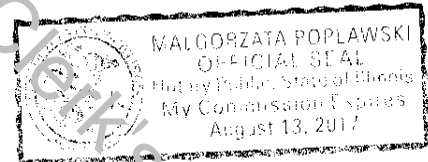
Address of Real Estate: 2538 West Irving Park Road, Unit 2W, Chicago, Illinois 60618


**UNOFFICIAL COPY**Dated this 12<sup>n</sup> day of October, 2015.**SELLER:****2532 IRVING PARK, LLC,**  
an Illinois limited liability company

By:



  
Bartłomiej Przyjemski, ManagerSTATE 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 12<sup>n</sup> day of October, 2015.  
Notary Public**Prepared By:**Lauren S. Kavanaugh, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606**Mail To:**Robert E. Molloy, Esq.  
Attorney At Law  
1525 West Homer Street, Suite 401  
Chicago, Illinois 60642

| REAL ESTATE TRANSFER TAX  |          | 11-Nov-2015 |
|---|----------|-------------|
|  | CHICAGO: | 2,730.00    |
|   | CTA:     | 1,092.00    |
|   | TOTAL:   | 3,822.00    |
| 13-13-416-027-0000   20151001636223   1-433-512-000                                 |          |             |

**Name & Address of Taxpayer:**Jennifer Nenadov  
2538 West Irving Park Road, Unit 2W  
Chicago, Illinois 60618

| REAL ESTATE TRANSFER TAX  |           | 11-Nov-2015 |
|---|-----------|-------------|
|  | COUNTY:   | 182.00      |
|  | ILLINOIS: | 364.00      |
|   | TOTAL:    | 546.00      |
| 13-13-416-027-0000   20151001636223   1-136-568-384                                 |           |             |

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

UNIT 2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2538 WEST IRVING PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1528018052, 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. P3, 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

ADDRESS: 2538 West Irving Park Road, Unit 2W, Chicago, Illinois 60618

Property of Cook County Clerk's Office