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(12-4)
GIT

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1534457068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 10:14 AM Pg: 1 of 8

40020579
RLTA

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 WILLIAM BORGIA, 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 3W, Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		23-Nov-2015
	COUNTY:	187.00
	ILLINOIS:	374.00
	TOTAL:	561.00

13-13-416-027-0000 | 20151001636239 | 0-641-235-008

REAL ESTATE TRANSFER TAX		23-Nov-2015
	CHICAGO:	2,805.00
	CTA:	1,122.00
	TOTAL:	3,927.00

13-13-416-027-0000 | 20151001636239 | 1-672-378-432

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3W 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. 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

ADDRESS: 2538 West Irving Park Road, Unit 3W, Chicago, Illinois 60618

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