## **UNOFFICIAL COPY**

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WARRANTY DEED ILLINOIS STATUTORY

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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 3

THE GRANTOR, 2532 JUVING PARK, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Doll rs (310.00), 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 HERE TO 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, Past rictions 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) 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, 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 corruned 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
4		ILLINOIS:	374.00
		TOTAL:	561.00
13-13-416-027-0000		20151001636239	0-641-235-008

REAL ESTATE TRA	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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Dated this 12h day of October, 2015.

SELLER:

2532 IRVING PARK, LLC,

an Illinois limited liability company

By:

Bartlordiei Przyjemski, Manager

STATE OF ILLTHOIS )

) SS.

COUNTY OF COCK

I, the undersigned a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Bartlomiej Przyiemski**, 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 Way of

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2015

MALCORZATA POPLAWSKI OFFICIAL SEAL Note of Palitic State of Blinois

Au/just 13, 201/

ligission Expires

Notar, Public

Prepared By:

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

Mail To:

Louis E. Siciliano, Esq. Attorney At Law 2050 Ridge Road Homewood, Illinois 60430

Name & Address of Taxpayer:

William Borgia 2538 West Irving Park Road, Unit 3W Chicago, Illinois 60618

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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 USF 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 Poad Unit 3W, Chicago, Illinois 60618