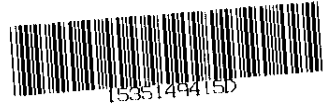


UNOFFICIAL COPY



Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company
to Joint Tenants)

Doc#: 1535149415 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 03:30 PM Pg: 1 of 3

PTC22125
1 of 3

THE GRANTOR(S) Armitage Development, LLC

an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said Illinois Limited Liability Company, CONVEYS and WARRANTS to

Timothy Giles, a single person and Tara Nebeker, single person
of the City of Chicago, County of Cook and the State of Illinois

not as Tenants by the Entirety, not as Tenants in Common, but as **JOINT TENANTS with rights of survivorship**, the following described Real Estate situated in the County of **Cook** in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. ***TO HAVE AND TO HOLD SAID PREMISES** not as Tenants by the Entirety, not as Tenants in Common, but as **JOINT TENANTS, with rights of survivorship** forever.

the following described Real Estate situated in the County of **Cook** in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

Permanent Index Numbers (PINS): 14-31-138-041-0000 and 14-31-138-042-0000

Address of Real Estate: 2140 W. Armitage Avenue, Unit 3E, Parking Space P-2,
Chicago, Illinois 60647


SUBJECT TO: covenants, conditions, easements and restrictions of record, and to General Taxes for 2015 and subsequent years.

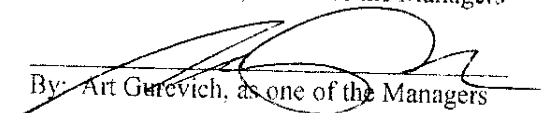
PRECISION TITLE

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers, Marko Boldun and Art Gurevich on this 9th day of Dec, 20 15.

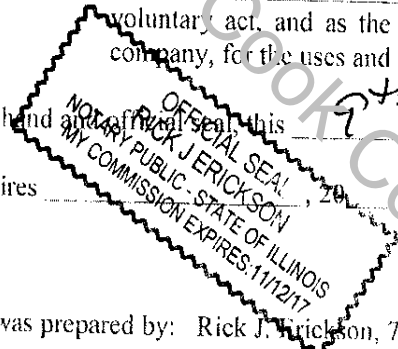
Impress
Corporate Seal
Here

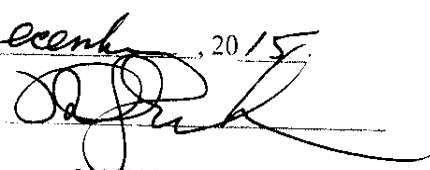

By: Marko Boldun, as one of the Managers


By: Art Gurevich, as one of the Managers

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Marko Boldun and Art Gurevich** known to me to be two (2) of the Managers/Members of **Armitage Development, LLC** an Illinois Limited Liability Company and personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as MOERS such they signed, sealed and delivered the said instrument and caused the corporate seal of the limited liability company to be affixed thereto pursuant to authority given by the Board of Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of December, 20 15
Commission expires _____




NOTARY PUBLIC

This instrument was prepared by: Rick J. Erickson, 716 Lee Street, Des Plaines, Illinois 60016

MAIL TO:


Mike R. Martin
Attorney at Law
15 W. Jefferson Street, Suite 300
Joliet, Illinois 60432

SEND SUBSEQUENT TAX BILLS TO:

Peter Uihlein and Megan McShane
2140 W. Armitage, Unit 3E
Chicago, Illinois 60647

OR

Recorder's Office Box No. _____


REAL ESTATE TRANSFER TAX	14-Dec-2015
 CHICAGO:	4,593.75
CTA:	1,837.50
TOTAL:	6,431.25

14-31-138-041-0000 | 20151201649546 | 1-267-541-056

COUNTY -- ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E Section 4,
Real Estate Transfer Act.

Date: _____

REAL ESTATE TRANSFER TAX	14-Dec-2015
 COUNTY:	306.25
ILLINOIS:	612.50
TOTAL:	918.75

14-31-138-041-0000 | 20151201649546 | 0-151-708-736

Signature _____

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

Permanent Index Numbers (PINS): 14-31-138-041-0000 and 14-31-138-042-0000

Address of Real Estate: 2140 W. Armitage Avenue, Unit 3E, Parking Space P-2
Chicago, Illinois 60647

PARCEL 1: UNIT 3E IN 2140 W. ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 45, 46 AND 47 IN BLOCK 10 IN E. L. SHERMAN'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION RECORDED AS DOCUMENT 1516034095, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE P-2, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN EXHIBIT A OF SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED AS DOCUMENT 1516034095

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 recited and stipulated at length herein.