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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)



Doc#: 1601342002 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2016 08:33 AM Pg: 1 of 3

158A 255 0191P
CW MW 10FZ

THE GRANTOR, JM & PM Properties, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, **CONVEY(S) and WARRANT(S)** to Timothy Mortensen and Jennifer Mortensen, Husband and Wife, as Tenants by the Entireties (**GRANTEE'S ADDRESS**) 3556 N. Hermitage Ave, Chicago, IL 60657 of the County of Cook, 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

THIS IS NOT HOMESTEAD PROPERTY

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 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; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 14-18-313-051-1003
Address(es) of Real Estate 4245 N. Lincoln Ave #3, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 24th day of December, 2015.

JM & PM Properties, LLC, an Illinois Limited Liability Company

By
John McNaughton
Manager

S Y
P 3
S N
SC Y
INT Y

Chicago Title

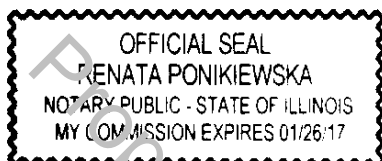
BOX 334 CTI

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that John McNaughton, personally known to me to be the Manager of the JM & PM Properties, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of December, 2015.



Renata Ponikiewska (Notary Public)



Prepared By: Daniel G. Lauer (Attorney at Law)
1424 W. Division St.
Chicago, IL 60642


Mail To:

John H. Winand Esq.
800 Waukegan Rd. Suite 201
Glenview, IL 60025

Name & Address of Taxpayer:

Timothy D. Mortensen and Jennifer E. Mortensen
4245 N. Lincoln Ave #3,
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		06-Jan-2016
		COUNTY: 245.25
		ILLINOIS: 490.50
		TOTAL: 735.75
14-18-313-051-1003 20151201656041 1-238-494-272		

REAL ESTATE TRANSFER TAX		06-Jan-2016
		CHICAGO: 3,678.75
		CTA: 1,471.50
		TOTAL: 5,150.25 *
14-18-313-051-1003 20151201656041 1-167-715-392		

* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

Order No.: 15PSA255019LP

For APN/Parcel ID(s): **14-18-313-051-1003**

PARCEL 1: UNIT NUMBER 4245-3 IN THE 4245 NORTH LINCOLN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDENS SUBDIVISION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1520229090; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-3 AND ROOFTOP R-3 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1520229090.

Cook County Clerk's Office