

# UNOFFICIAL COPY

Doc#: 1607650052 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2016 01:22 PM Pg: 1 of 3

## WARRANTY DEED

The Grantor, **THE ALVERNA GROUP, 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

Dec ID 20160301674931  
ST/CO Stamp 1-343-104-576 ST Tax \$369.00 CO Tax \$184.50  
City Stamp 1-394-812-480 City Tax: \$3,874.50

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to **KEVIN LEWIS**, of 1632 W. Ohio, Chicago, IL 60622, the following described real estate situated in the County of Cook and State of Illinois, to wit:

*an unmarried man*

### SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Member/Manager and attested by its Member this 9<sup>th</sup> day of March, 2016.

**PIN:** 14-30-109-020-0000  
14-30-109-021-0000  
14-30-109-022-0000

**COMMONLY KNOWN AS:** 3047 N. OAKLEY<sup>AVE.</sup>, UNIT 306, F-8, CHICAGO, IL 60618

**THE ALVERNA GROUP, LLC**,  
an Illinois limited liability company

By:   
**AIDAN DESMOND, Member/Manager**

Chicago Title 16SA4746683NA 1 of 3

# UNOFFICIAL COPY

This Instrument Prepared By:

STEPHANIE A. ORZOFF  
LEVIT & LIPSHUTZ  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657

Send subsequent tax bills to:

KEVIN LEWIS  
3047 N. OAKLEY, UNIT 306  
CHICAGO, IL 60618

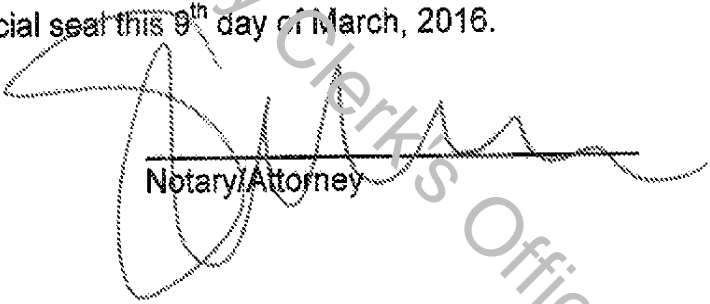
MAIL TO:

BARBARA M. DEMOS  
LAW OFFICE OF BARBARA M. DEMOS, P.C.  
4746 N. MILWAUKEE AVE.  
CHICAGO, IL 60630

STATE OF ILLINOIS                      )  
  ) SS:  
COUNTY OF COOK                     )

The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **AIDAN DESMOND, Member/Manager of THE ALVERNA GROUP, LLC, an Illinois limited liability company,** is personally known to me to be the same person whose name is subscribed to the foregoing 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 and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 8<sup>th</sup> day of March, 2016.



Notary/Attorney

My commission expires:

"OFFICIAL SEAL"  
Stephanie A Orzoff  
Notary Public, State of Illinois  
My Commission Expires 11/15/2016

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER FOR DEED**

## PARCEL 1:

UNIT 306 IN "THE 3047 N. OAKLEY CONDOMINIUM" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1,2, 3 AND 4 IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, **(EXCEPTING THEREFROM THAT PORTION EXCLUDED FROM THE CONDOMINIUM AND DELINEATED ON THE SURVEY AS "COMMERCIAL SPACE")**:

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 1604918041, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1604918041.

**PIN:** 14-30-109-020-0000  
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**COMMONLY KNOWN AS:** 3047 N. OAKLEY, UNIT 306, P-8, CHICAGO, IL 60618

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) public utility easements; (i) installments due after Closing for assessments levied pursuant to the Declaration; (j) private easements; (k) party wall rights and agreements and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.