



Warranty Deed  
Statutory (ILLINOIS)  
(Limited Liability Company  
to Individual)

Doc#: 1610349238 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2016 03:19 PM Pg: 1 of 4

PTC23109  
173

Property of Cook County Clerk's Office

THE GRANTOR(S) Clybourn Construction, 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

Priyadarshan Uday Patankar, a married person of the City of Chicago, County of Cook and the State of Illinois

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.

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): 14-30-400-065-0000, 14-30-400-019-0000 and 14-30-400-020-0000

Address of Real Estate: 2442 N. Clybourn ~~Street~~ Ave. Unit 3N, Parking P-3, Chicago, Illinois 60614

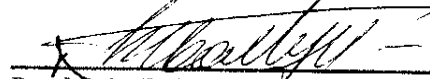
SUBJECT TO: covenants, conditions, easements and restrictions of record, and to General Taxes for 2015 and subsequent years.

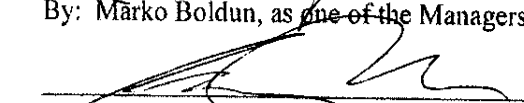
PRECISION TITLE

# UNOFFICIAL COPY

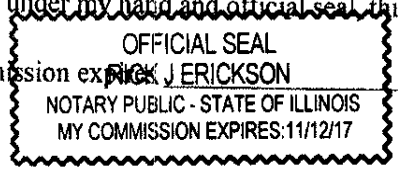
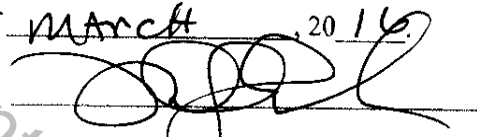
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers, Marko Boldun and Art Gurevich on this 30 day of March, 2016.

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 **Clybourn Construction, 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 MGR 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 Manager 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 30 day of MARCH, 2016.  
 OFFICIAL SEAL  
Rick J. ERICKSON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 11/12/17  
Commission expires 20, 2016.  
  
NOTARY PUBLIC

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

**MAIL TO:**

Tim Crowley  
Attorney at Law  
1025 Ogden Avenue  
Lisle, IL 60523

**SEND SUBSEQUENT TAX BILLS TO:**

Priyadarshan Uday Patankar  
2442 N. Clybourn, Unit 3N  
Chicago, IL 60614

**OR**

Recorder's Office Box No. \_\_\_\_\_

**COUNTY – ILLINOIS TRANSFER STAMPS**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

**UNOFFICIAL COPY**



LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:


Permanent Index Numbers (PINS): 14-30-400-065-0000, 14-30-400-019-0000 and 14-30-400-020-0000

Address of Real Estate: 2442 N. Clybourn Street. Unit 3N, Parking P-3, Chicago, Illinois 60614

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 7 IN FULLERTON'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND THAT PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, IN COOK COUNTY, ILLINOIS.

*see attached*

REAL ESTATE TRANSFER TAX		04-Apr-2016
	<b>COUNTY:</b>	245.75
	<b>ILLINOIS:</b>	491.50
	<b>TOTAL:</b>	737.25
14-30-400-065-0000   20160301685449   1-463-979-584		

REAL ESTATE TRANSFER TAX		04-Apr-2016
	<b>CHICAGO:</b>	3,686.25
	<b>CTA:</b>	1,474.50
	<b>TOTAL:</b>	5,160.75 *
14-30-400-065-0000   20160301685449   2-067-959-360		
* Total does not include any applicable penalty or interest due.		

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.

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### EXHIBIT "A"

File Number: PTC23109

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 14-30-400-065  
14-30-400-019  
14-30-400-020

PARCEL 1: UNIT 3N IN 2442 N. CLYBOURN CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOTS 20 AND 21 IN BLOCK 7 IN FULLERTON'S 2ND ADDITION TO CHICAGO, IN PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, 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 OF CONDOMINIUM RECORDED MARCH 30, 2016 AS DOCUMENT 1609039045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S5 AND P3, LIMITED COMMON ELEMENT AS DEFINED IN THE DECLARATION OF CONDOMINIUM AND SURVEY RECORDED MARCH 30, 2016 AS DOCUMENT 1609039045.

2442 N. CLYBOURN AVENUE, UNIT 3N,  
CHICAGO IL 60614

Property of Cook County Clerk's Office