

UNOFFICIAL COPY

Doc#: 1612318053 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2016 10:03 AM 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 20160401689569
ST/CO Stamp 1-627-468-096 ST Tax \$446.50 CO Tax \$223.25
City Stamp 1-565-274-432 City Tax: \$4,688.25

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 **JODI OZAN**,^{*} of 625 W. Wrightwood, #517, Chicago, IL 60614, the following described real estate situated in the County of Cook and State of Illinois, to wit:

an unmarried woman
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 28th day of April, 2016.

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

COMMONLY KNOWN AS: 3047 N. OAKLEY, UNIT 202, CHICAGO, IL 60618
AVE.

THE ALVERNA GROUP, LLC
an Illinois limited liability company

By: 
AIDAN DESMOND, Member/Manager

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1:

UNIT 202 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-14 AND ROOF DECK R-202, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1604918041.

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

COMMONLY KNOWN AS: 3047 N. OAKLEY, UNIT 202, P-14, R-202, 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.