

UNOFFICIAL COPY



Doc#: 1612610089 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 12:33 PM Pg: 1 of 3

Property of Cook County Clerk's Office

Warranty Deed

Cover Sheet
AP160198



NEAR NORTH NATIONAL TITLE
222 N. LA SALLE ST/ LOBBY LEVEL
CHICAGO, IL 60601

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WARRANTY DEED

THE GRANTOR PCM Real Estate Investments, LLC,
 Series 3313 North Kenmore, LLC, an
 Illinois Series 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Daniel Ross Webber and Krisztina Lovei Webber, husband and wife, both of Chicago, Illinois,

as Tenants by the Entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:
 See Reverse Hereof for Legal Description

Permanent Index Number: 14-20-417-018-0000

Address of Real Estate: 3315 North Kenmore
 Unit 1, LCE Parking P-1
 and LCE Roof Rights R-1
 Chicago, Illinois 60657

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 29 day of April, 2016.

PCM Real Estate Investments, LLC, Series 3313 North Kenmore, LLC, an Illinois series limited liability company

By: [Signature]
 Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Miller, Jr., Authorized Representative of Grantor, 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 said instrument as his free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of April, 2016.



[Signature]
 NOTARY PUBLIC
 My commission expires on _____

REAL ESTATE TRANSFER TAX		03-May-2016
CHICAGO:	6,746.25	
CTA:	2,698.50	
TOTAL:	9,444.75 *	
14-20-417-018-0000 20160401697219		1-016-115-520
* Total does not include any applicable penalty or interest due.		
REAL ESTATE TRANSFER TAX		05-May-2016
COUNTY:	449.75	
ILLINOIS:	899.50	
TOTAL:	1,349.25	
14-20-417-018-0000 20160401697219		1-897-875-776

AP 160198 lot 2

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 1 IN THE 3315 NORTH KENMORE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BLOCK 4 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MEIRDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED

January 26, 2016, AS DOCUMENT 1602522043 AND AS AMENDED FROM TIME TO TIME, 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- 1 AND ROOF RIGHTS R-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE AFORESAID DECLARATION OF CONDOMINIUM.

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, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 3315 North Kenmore Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-20-417-018-0000

Address of Real Estate: 3315 North Kenmore, Unit 1, and LCE Parking P-1 and LCE Roof Rights R-1, Chicago, Illinois 60657

This instrument was prepared by: Eileen C. Lally, 6200 North Hiawatha, Suite 400, Chicago, Illinois 60646

UPON RECORDING MAIL TO:

Daniel Webber
3315 N. Kenmore #1
CHICAGO IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Daniel Webber
3315 N. Kenmore #1
CHICAGO IL 60657



Near North National Title
222 N. LaSalle
Chicago, IL 60601