

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company
to Tenants by the Entirety)



Doc#: 1614849109 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2016 03:19 PM Pg: 1 of 3

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

Thomas J. Kaylor, an unmarried person and Giang Thu Thi Nguyen, an unmarried person

of the City of Chicago, County of Cook and the State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

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

Address of Real Estate: 2442 N. Clybourn ~~Street~~ Ave. Unit 2, Parking Space P-2, Chicago, Illinois 60614

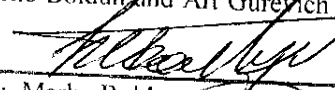
SUBJECT TO: covenants, conditions, easements and restrictions of record, and to General Taxes for **2015** and subsequent years.

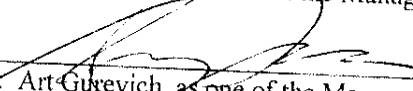
PRECISION TITLE ATC 23321

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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 26 day of MAY, 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 MGRS 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 Managers 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 26 day of MAY, 2016.

Commission expires _____

NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES: 11/12/17
NOTARY PUBLIC
NOTARY PUBLIC

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

MAIL TO:

Ms. Karen S. Hwang
Attorney at Law
1 N. LaSalle Street, Suite 1450
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Thomas James Kaylor and Giang Thi Thi Nguyen
2442 N. Clybourn, Unit 2
Chicago, Illinois 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 _____

REAL ESTATE TRANSFER TAX

27-May-2016	
COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50

14-30-400-019-0000 | 20160501606761 | 0-182-401-344

REAL ESTATE TRANSFER TAX

27-May-2016	
CHICAGO:	3,937.50
CTA:	1,575.00
TOTAL:	5,512.50 *

14-30-400-019-0000 | 20160501606761 | 1-217-476-928

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

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LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

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

Address of Real Estate: 2442 N. Clybourn ~~Street~~ Unit 2, Parking P-2, Chicago, Illinois 60614
N.E

PARCEL 1: UNIT 2 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 P-2, LIMITED COMMON ELEMENT AS DEFINED IN THE DECLARATION OF CONDOMINIUM AND SURVEY RECORDED MARCH 30, 2016 AS DOCUMENT 1609039045.

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.