

# UNOFFICIAL COPY

162048037

## WARRANTY DEED

~~JOINT~~ TENANCY BY THE E



Doc#: 1618008037 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2016 02:30 PM Pg: 1 of 2

THE GRANTOR, CASTLEVIEW HOLDINGS, LLC/1453 FOSTER, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEYS and WARRANTS to ROBERT T. THOMPSON and JAMES P. GELDER, ~~MARRIED TO EACH OTHER~~ 1453 W. Foster, Unit 3, Chicago, IL 60640 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

PERMANENT INDEX NUMBER: 14-05-201-016-0000

PROPERTY ADDRESS: 1453 W. FOSTER, Unit #3, CHICAGO, IL 60640

not as Tenants in Common but <sup>NOR</sup> as Joint Tenants <sup>NOT AS TENANTS BY THE ENTIRETY</sup> with the Right of Survivorship, forever, subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

CASTLEVIEW HOLDINGS, LLC/1453 FOSTER, LLC Dated this 15 day of June, 2016

By: William Broderick  
Castleview Holdings, LLC/1453 Foster, LLC, an Illinois Limited Liability Company  
By WILLIAM BRODERICK, its Manager

By: Nicholas Kerins  
By NICHOLAS KERINS, its Manager

USI

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 WILLIAM BRODERICK, Manager, and NICHOLAS KERINS, Manager, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Managers of the LLC, they signed and delivered the said instrument as Managers of said Limited Liability Company, and caused the seal of said company to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.



Given under my hand and seal this 15 day of June, 2016.

Michael J. Hagerty  
Notary Public

This Instrument prepared by: Michael J. Hagerty, 6323 N. Avondale, #248, Chicago, IL 60631

Mail to: Proper Property Address

Tax Bill to: Academy Address

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## LEGAL DESCRIPTION


Unit 3 in the 1453 West Foster Condominium as depicted on the Plat of Survey of the following described real estate:



THE WEST 33 & 1/3 FEET (EXCEPT THE SOUTH 8 FEET TAKEN FOR ALLEY) OF LOT 11 IN BROWN'S SECOND ADDITION TO ARGYLE, A SUBDIVISION OF THAT PART OF THE NORTH 6.62 CHAINS OF THE NORTHWEST 14 OF THE SOUTHWEST 14 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF CLARK STREET IN COOK COUNTY, ILLINOIS;

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded June 3, 2016 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 1615519049, as amended from time to time together with its undivided percentage interest in Cook County, Illinois.

Also, the exclusive right to the use of garage space number G-4 and rooftop deck, limited common elements "(LCEs)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3 as are set forth in the declaration; the Grantor reserves to itself; its successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described therein.

PERMANENT INDEX NUMBER: 14-08-301-016-0000

REAL ESTATE TRANSFER TAX		20-Jun-2016
	CHICAGO:	4,683.75
	CTA:	1,873.50
	TOTAL:	6,557.25 *
14-08-301-016-0000   20160601619767   0-603-469-120		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		20-Jun-2016
	COUNTY:	912.25
	ILLINOIS:	624.50
	TOTAL:	936.75
14-08-301-016-0000   20160601619767   1-573-901-632		