

# UNOFFICIAL COPY

Doc#: 1618239002 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/30/2016 08:25 AM Pg: 1 of 3

Dec ID 20160601623387  
ST/CO Stamp 1-298-421-056 ST Tax \$176.00 CO Tax \$88.00  
City Stamp 0-224-679-232 City Tax: \$1,848.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)**

**Mail To:**

Jason H. Sherwood  
218 N. Jefferson St.  
Suite 401  
Chicago, IL 60661

**Name and Address of Taxpayer:**

Zachary Katz  
Unit 904-3N  
900-10 W. Winona Street  
Chicago, Illinois 60640

THE GRANTOR, WINONA BUILDERS LLC, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Zachary Katz, A SINGLE PERSON of 655 W. Irving Park Rd., Chicago, IL 60613, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:


*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

Address of Real Estate: **UNIT(S) 904-3N  
904 W. WINONA STREET  
CHICAGO, ILLINOIS 60640**

Property Index Number: 14-08-403-030-1019

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 27 day of June, 2016.

**WINONA BUILDERS LLC,  
an Illinois Limited Liability Company**

BY:   
Its Manager

Chicago Title 16W5A447590LP (1062)  
Rob in Lind

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mark Pieczka, personally known to me to be the Manager of **WINONA BUILDERS LLC**, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of June, 2016.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

**Prepared By:**  
Steven E. Moltz  
LAW OFFICES OF  
STEVEN E. MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603

Cook County Clerk's Office

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 904-3N IN THE 900-10 W. WINONA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 IN WHITE, GALT AND PROUDFOOT'S SUBDIVISION OF BLOCK 4 IN ARGYLE, A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1 AND 2 OF COLEHOUR AND CONNARROE'S SUBDIVISION OF LOT 3 OF SAID FUSSEY AND FENNIMORE'S SUBDIVISION AFORESAID, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0712215071, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property Index Number: 14-08-403-030-1019

Common Address: 904 W. Winona St, Unit 904-3N, Chicago, Illinois 60640

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2007 AS DOCUMENT NUMBER 0712215071 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.