

# UNOFFICIAL COPY

## DEED OF CONVEYANCE

### CONDOMINIUM DEED



THIS INDENTURE, made this 7<sup>th</sup> day of June, 2016, between 1134 WRIGHTWOOD LLC, with a mailing address of 1165 N CLARK ST STE 700, CHICAGO, IL 60610-2821, 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, party of the first part, and MATTHEW PHIPPS AND LEEANN PHIPPS, party of the second part.

Doc#: 1621045066 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2016 03:09 PM Pg: 1 of 4

Deed of Conveyance 6/7/16

FIDELITY NATIONAL TITLE CH 15031078

1 of 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager and/or Officers of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

1136 W WRIGHTWOOD AVE UNIT 1, CHICAGO, IL 60614-1315

SEE ATTACHED LEGAL DESCRIPTION

~~PARCEL 1:~~

~~UNIT 1 IN THE 1136 W WRIGHTWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 15 FEET OF LOT 33 AND THE WEST 7.5 FEET OF LOT 34 IN LILL'S SUBDIVISION OF BLOCK 2 IN WILLIAM LILL AND HEIRS OF DIVERSEY'S SUBDIVISION OF OUTLOTS 11 AND 12 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED ~ AS DOCUMENT NUMBER ~; 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 ~, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.~~

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INT

REAL ESTATE TRANSFER TAX		14-Jun-2016
COUNTY:	ILLINOIS:	360.00
TOTAL:		720.00
		1,080.00

14-29-409-027-0000 | 20160401688903 | 1-133-667-648

REAL ESTATE TRANSFER TAX		14-Jun-2016
CHICAGO:		5,400.00
CTA:		2,160.00
TOTAL:		7,560.00

14-29-409-027-0000 | 20160401688903 | 1-919-157-568  
\* Total does not include any applicable penalty or interest due.

BOX 15

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Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to (i) general real estate taxes for 2014 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 1134-1136 WRIGHTWOOD CONDOMINIUM ASSOCIATION to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.


The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 14-29-409-027-0000 - 14-29-409-028-0000

Address of real estate: 1136 W WRIGHTWOOD AVE UNIT 1, CHICAGO, IL 60614-1315

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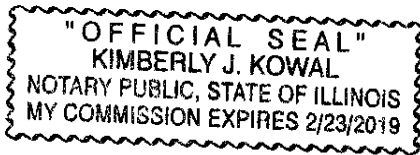
IN WITNESS WHEREOF, Michael Vesole as manager 1134 WRIGHTWOOD LLC has executed this instrument as of the day and year first above written.

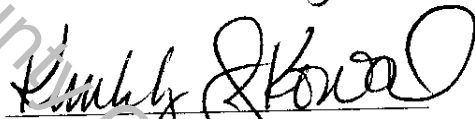
By:   
Name: Michael Vesole  
Its: Manager

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK        )

I, Kimberly J. Kowal, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Vesole, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of May, 2016



  
Notary Public

This instrument was prepared by:

Mark Edison  
1415 W. 22<sup>nd</sup> Street Tower Floor  
Oak Brook, Illinois

After Recording Mail to:

Ken Bellah  
525 West Monroe St., #2360  
Chicago, IL 60661

Send Subsequent Tax Bills To:

Matthew Shepps  
1136 W. Wrightwood, #1  
Chicago, IL 60614

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## EXHIBIT "A" Legal Description

PARCEL 1:  
UNIT1136-1 IN THE 1134 WEST WRIGHTWOOD CONDOMINIUM, DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 15 FEET OF LOT 33 AND ALL OF LOT 34 IN LILL'S SUBDIVISION OF BLOCK 2 IN WILLIAM LILL AND HEIRS OF DIVERSEY'S SUBDIVISION OF OUTLOTS 11 AND 12 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 2, 2015 AS DOCUMENT NUMBER 1530619106; 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-2, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

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