

# UNOFFICIAL COPY

## DEED OF CONVEYANCE

~~SPECIAL WARRANTY~~  
~~CONDOMINIUM DEED~~

THIS INDENTURE, made this 13<sup>th</sup>  
day of June, 2015, between  
1756 W WABANSIA LLC, with a  
mailing address of 2010 W FULTON ST  
STE F239, CHICAGO, IL 60612-2359,  
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 ~~DOUG ROBBINS AND JERRY~~  
GAUDET, party of the second part.

Douglas B. Robbins married couple

~~husband and wife~~ as  
tenants by the entirety



Doc#: 1621710108 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/04/2016 02:42 PM Pg: 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:

1756 W WABANSIA AVE, CHICAGO, IL 60622-1446

LOTS 40 AND 41 (EXCEPT THE EAST 21 FEET THEREOF) IN ROSE'S SUBDIVISION OF BLOCK 27 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE CH16010707  
1/3

REAL ESTATE TRANSFER TAX		19-Jul-2016
	CHICAGO:	10,875.00
	CTA:	4,350.00
	TOTAL:	15,225.00 *

14-31-420-042-0000 | 20160301686673 | 0-611-769-664

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

REAL ESTATE TRANSFER TAX		19-Jul-2016
	COUNTY:	725.00
	ILLINOIS:	1,450.00
	TOTAL:	2,175.00

14-31-420-042-0000 | 20160301686673 | 1-947-516-224

BOX 15

INT. Y. N. 3/13/16

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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 2016 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 1756 W WABANSIA AVE 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: 14-31-420-042-0000, 14-31-420-051-0000

Address of real estate: 1756 W WABANSIA AVE, CHICAGO, IL 60622-1446

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IN WITNESS WHEREOF, Aleksandra Dubovik, as manager 1756 W WABANSIA LLC has executed this instrument as of the day and year first above written.

By: [Signature]

Name: Aleksandra Dubovik

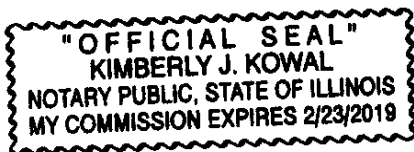
Its: Manager

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 Aleksandra Dubovik, 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 13<sup>th</sup> day of June, 2016



[Signature]  
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:

Jennifer Goldstone

321 N. Clark St.

#800

Chicago, IL 60654

Send Subsequent Tax Bills To:

Douglas B. Robbins + Jerry Gaudet

1756 W. Wabansia

Chicago, IL 60622