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

Doc# 1628810144 Fee \$44.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2016 12:25 PM Pg: 1 of 4

CT 16WSA447630LP MM 1043

THE GRANTOR, 1942 SEDGWICK 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 David H. Roman and McKenzie M. Roman, husband and wife, as Tenants by the Entirety //////////////////// of _____, 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 1
1942 N. SEDGWICK ST.
CHICAGO, ILLINOIS 60614

Permanent Real Estate Index Numbers: 14-33-307-029-0000

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 Managing Member this 14 day of October, 2016.

1942 SEDGWICK LLC,
an Illinois limited liability company

By: [Signature]
Its: Managing Member

S Y
P 4
S 2
SC X
INT [Signature]

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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 Sabina Szura, personally known to me to be the Managing Member of 1942 SEDGWICK 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 17th day of October, 2016.



[Handwritten Signature]

NOTARY PUBLIC

Mail To:

Jason M. Chmielewski
10 S. LaSalle St.
Suite 300
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	06-Oct-2016
CHICAGO:	12,375.00
CTA:	4,950.00
TOTAL:	17,325.00 *

14-33-307-029-0000 | 20160901664738 | 2-119-259-968
* Total does not include any applicable penalty or interest due.

Name and Address of Taxpayer:

David H. Roman
McKenzie M. Roman
1942 N. Sedgwick St.
Unit 1
Chicago, IL 60614

REAL ESTATE TRANSFER TAX	06-Oct-2016
COUNTY:	825.00
ILLINOIS:	1,650.00
TOTAL:	2,475.00

14-33-307-029-0000 | 20160901664738 | 2-068-961-088

Prepared By:

Steven E. Moltz
PALMISANO & MOLTZ
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 1942 N. SEDGWICK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN SUBDIVISION OF BLOCK 40 OF CANAL TRUSTEE'S SUBDIVISION OF THE NORTH ½ AND THE NORTH ½ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1627818007 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-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1627818007.

PIN(S): 14-33-307-029-0000

Common Address: UNIT 1
1942 N. SEDGWICK ST.
CHICAGO, IL 60614

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED 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 AFFECTS 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.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE

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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

Property of Cook County Clerk's Office