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Doc#: 1633019328 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2016 12:35 PM Pg: 1 of 4

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

Dec ID 20161101682379
ST/CO Stamp 0-952-479-936 ST Tax \$575.00 CO Tax \$287.50
City Stamp 2-141-040-832 City Tax: \$6,037.50

Chicago Title (L) 16wsa446369c1p CSC 1 of 3

THE GRANTOR, **SHAKESPEARE CONDOMINIUMS, 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 James Dickson, a single person
////////////////////////////////////
of 1117 Marquette Ave., Apt 1406, Minneapolis, MN 55403 //////////////////////////////////////
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

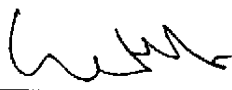
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S) 2**
 2900 W. SHAKESPEARE AVE.
 (a.k.a. 2140 N. Richmond St.)
 CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Numbers: **13-36-110-007-0000**

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 Manager this 18th day of November, 2016.

SHAKESPEARE CONDOMINIUMS, LLC
an Illinois limited liability company

BY: 
Its: **Manager**

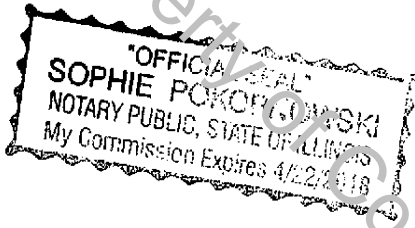
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that William Senne, personally known to me to be the Manager of **SHAKESPEARE CONDOMINIUMS, 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 16th day of November, 20 16.



Sophie Pokorski

NOTARY PUBLIC

Mail To:

Anthony Musillami
220 N. Green St.
Chicago, IL 60607

Name and Address of Taxpayer:

James Dickson
2900 W. Shakespeare Ave.
Unit 2
Chicago, Illinois 60647

Prepared By:

Kimberly A. Palmisano
PALMISANO & MOLTZ
19 S. LaSalle Street
Suite 900
Chicago, Illinois 60603

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2 IN THE 2900 W SHAKESPEARE AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOIWNIG DESCRIBED TRACT OF LAND:

LOT 13 (EXCEPT THE WEST 8 FEET THEREOF) AND LOT 14 IN BLOCK 3 IN TOWN OF SCHLESWIG A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 27, 2016 AS DOCUMENT NUMBER 1630134031 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 OCTOBER 27, 2016 AS DOCUMENT 1630134031.

Address of Real Estate: **UNIT(S) 2**
 2900 W. SHAKESPEARE AVE.
 (a.k.a. 2140 N. Richmond St.)
 CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Numbers: **13-36-110-007-0000 (Affects Underlying Land)**

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 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

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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

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