UNOFFICIAL CO

ILLINOIS STATUTORY

Doc#. 1634417039 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/09/2016 11:16 AM Pg: 1 of 3

Dec ID 20161001674494

ST/CO Stamp 0-499-304-640 ST Tax \$211.00 CO Tax \$105.50

City Stamp 1-841-989-824 City Tax: \$2,215.50

THE GRANTOR, 2808-14 NORTH AVENUE, LLC, an Illinois limited liability company, for and in consideration of Ten and 05/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MICHAEL KROGMAN and MAUREEN RUSSO, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACE ED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate tayes not yet due; (ii) Covenants, conditions, and restrictions of record including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 2808 West North Condominium Association, as amended from time to time to time (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land des rib d therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulat at at length herein.

There were no tenants as this is new construction.

Permanent Real Estate Index Numbers: 13-36-331-037-0000

13-36-331-038-0000 13-36-331-046-0000 13-36-331-047-0000

Address of Real Estate: 2808 West North Avenue, Unit 3E, Chicago, Illinois 60647

AL ESTATE TRANSFER TAX			06-Dec-2016
		COUNTY:	105,50
	(3)	ILLINOIS:	211.00
		TOTAL:	316,50

REAL ESTATE TRAN	06-Dec-2016	
	CHICAGO:	1,582.50
	CTA:	633,00
	TOTAL:	2,215.50 *
13-36-331-037-0000	20161001674494	1-841-989-824

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

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Dated this 22 day of NOVEMBER, 2016.

SELLER:

2808-14 NORTH AVENUE, LLC, an Illinois limited liability company

By:

Bartlomiej Wrzyjenski, Manager

STATE OF ILLINOIS

SS.

COUNTY OF COUR

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Bartlomiej Przyjemski, Manager of 2808-14 NORTH AVENUE, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of November

Mougonsoda Poplouosa

Prepared By:

Jessica T. Horwitz, Esq. Fuchs & Roselli, Ltd. 440 West Randolph Street, Suite 500 Chicago, Illinois 60606

Mail To:

Dante J. Orfei, Esq. 415 Nuttell Road Riverside, Illinois 60546

Name & Address of Taxpayer:

Michael Krogman and Maureen Russo 2808 West North Avenue, Unit 3E Chicago, Illinois 60647 MALGORZATA POPLAWSKI
OFFICIAL SEAL
Notary Public, State of Illinois
Aly Commission Expires
August 13, 2017

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2808 WEST NORTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1604145059, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR CARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. PI, AND STORAGE SPACE NO. S5, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Clory's Office

PIN: 13-36-331-037-0000

13-36-331-038-0000 13-36-331-046-0000 13-36-331-047-0000

ADDRESS: 2808 West North Avenue, Unit 3E, Chicago, "linois 60647