

UNOFFICIAL COPY

GIT
4028749 (1/3)
WARRANTY DEED
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 00/100 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 ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes 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; (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 described 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 stipulated 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

REAL ESTATE TRANSFER TAX		06-Dec-2016	
	COUNTY:	105.50	
	ILLINOIS:	211.00	
	TOTAL:	316.50	
13-36-331-037-0000 20161001674494 0-499-304-640			

REAL ESTATE TRANSFER TAX		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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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 PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P1, 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.

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, Illinois 60647

Property of Cook County Clerk's Office