



Doc# 1700610083 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 11:50 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS

This Instrument was prepared by:

Reda & Des Jardins, LLC
736 North Western Ave., Suite 353
Lake Forest, Illinois 60045
www.rdlawyers.com

After recording, mail to:

Elizabeth Brice and Zachary Jukubiak
3201 W. Leland Ave., Unit 211
Chicago, Illinois 60625

16NW7125135LF CTLP 1082

4650 Kedzie Building Corp., an Illinois corporation ("Grantor"), whose address is 1332 N. Halsted Street, Chicago, Illinois 60642, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to **Elizabeth Brice and Zachary Jakubiak** (collectively, "Grantee"), husband and wife, whose address is 23201 W. Leland Ave., Unit 211, Chicago, Illinois 60625, not as Tenants in Common, but 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:

- Legal Description: See Legal Description attached hereto as Exhibit "A"
- Property Address: 3201 West Leland Avenue, Unit 211 GU-41, Chicago, Illinois 60625
- Property Index Numbers: 13-14-207-040-1011; 13-14-207-040-1086

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, 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.

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

S Y
P 3
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SC Y
INTA

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 19 day of December, 2016.

4650 KEDZIE BUILDING CORP.,
an Illinois corporation,

By: [Signature]
Name: Richard Wexner
Its: President

STATE OF ILLINOISⁱⁱⁱ)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the county and state above, do hereby certify that Richard Wexner on behalf of 4650 Kedzie Building Corp., who proved to my satisfaction that he is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free and voluntary act, for the uses and purposes stated above.

Given under my hand and notarial seal this 19 day of December, 2016.


[Signature]
Notary Public





(Affix Notary Seal)

MAIL SUBSEQUENT TAX BILLS TO:

Elizabeth Brice and Zachary Jakubiak
3201 W. Leland Ave., Unit 211
Chicago, IL 60625

| REAL ESTATE TRANSFER TAX | | 23-Dec-2016 |
|---|---------------|-----------------|
|  | CHICAGO: | 2,017.50 |
| | CTA: | 807.00 |
| | TOTAL: | 2,824.50 |

13-14-207-040-1011 | 20161201695937 | 0-047-773-888
* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 23-Dec-2016 |
|---|---------------|---------------|
|  | COUNTY: | 134.50 |
|  | ILLINOIS: | 269.00 |
| | TOTAL: | 403.50 |

13-14-207-040-1011 | 20161201695937 | 1-121-515-712

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EXHIBIT "A" (Legal Description)

PARCEL 1: UNIT 211 AND GU-41 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIANⁱ (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS; RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

ⁱ 765 ILCS 5/35c
ⁱⁱ 765 ILCS 5/9
ⁱⁱⁱ 765 ILCS 5/26