# UNOFFICIAL COPY

### 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 toi:

Hal Lipshutz Levit & Lipshutz 1120 West Belmont Ave Chicago, Illinois 60657 Doc# 1707610087 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 12:30 PM PG: 1 OF 3

4650 Kedzie Building Corp., an Illinois corporation ("Grantor"), whose address is 1332 N. Halsted Street, Chicago, Illinois 6/1642, 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 Rafael Agosto ("Grantee"), an individual, not married, whose address is 4665 ½ North Manor Avenue, Chicago, IL 60625, 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 310, Chicago, Illinois 60625

Property Index Number: 13-14-207-040-1022

Grantor Also Hereby Grants to the Grantee, Its Successors and Assigns, as l'ights 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 Granto: 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/ P/3 S/ SC/ INT/

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed this **D** day of March, 2017.

4650 KEDZIE BUILDING CORP.

an Illinois corporation

By:

Name:

Richard Wexner

Its:

President

STATE OF ILLINOIS<sup>iii</sup>

SS.

COUNTY OF COOK

I, the undersigned, a notary rut lic in and for the county and state above, do hereby certify that Richard Wexner on behalf of 4550 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 str.ted above.

Given under my hand and notarial seal this 10thday of March, 2017.

Notary Public

#### MAIL SUBSEQUENT TAX BILLS TO:

Rafael A. Agosto 3201 W. Leland Ave., Unit 310 Chicago, 1L 60625

RI	EAL ESTATE	TRANSFER 1	ГАХ	17-Mar-2017
			COUNTY:	91.75
		(SGC)	ILLINOIS:	183.50
			TOTAL:	275.25
_	42 44 207	040 1022	20170201621676	1 022 022 080

OFFICIAL SEAL
LETICIA DIAZ
NOTARY PUBLIC, STATE OF ILLINOIS
(Affix Notary Sauling Commission Expires Mar 18, 2020

REAL ESTATE TRANSPER TAX 17-Ma				
200	CHICAGO: CTA	1,376.25		
	TOTAL	550.50 1 <b>,</b> 926.75 *		

13-14-207-040-1022 2017030162:573 0-880-720-576
\* Total does not include any applicable pencity or interest due.

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## EXHIBIT "A" (Legal Description)

PARCEL 1: UNIT 310 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 MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT CF 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 FASEMENTS 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 FECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

i 765 ILCS 5/35c

" 765 ILCS 5/9

66 765 ILCS 5/26