



Doc# 1710904123 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/19/2017 12:28 PM PG: 1 OF 3

The Grantor(s), 1800 NORTH CALIFORNIA, LLC, an Illinois Limited Liability Company, with its principal offices located at 506 Pleasant Lane, Des Plaines, IL 60018, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

JESSICA L. LUTHY, the Grantee, presently residing at 2806 W. 50th St., Austin, TX 78731, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

[SEE ATTACHED LEGAL DESCRIPTION]

Common Address: 1800 N. California, Unit 3E, Chicago, IL 60647
Permanent Real Estate Index Number: 13-36-315-060-0000 (Underlying PIN)
13-36-315-061-0000 (Underlying PIN)

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 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. This deed is further subject to general real estate taxes for 2017 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 10th day of April, 2017

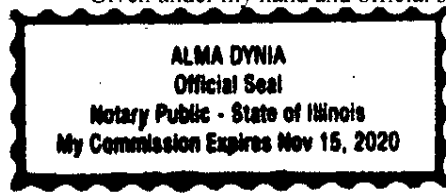
1800 North California, LLC
By: [Signature]
Henry Cholewa, its Sole Member

FIRST AMERICAN TITLE
FILE # 2832162

State of Illinois)
) ss.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that HENRY CHOLEWA, as the sole member of 1800 North California, LLC, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 10th day of APRIL, 2017



[Signature]
NOTARY PUBLIC

SY
SP
SS
SA
SC
SA

DEED PREPARED BY:
Czaja & Dynia, LLC
7521 N. Milwaukee Ave.
Niles, IL 60714

MAIL DEED TO:
Innovate Legal
2541 W. Division St
Chicago, IL 60622

SEND TAX BILL TO:
Jessica L. Luthy
1800 N. California, Unit 3E
Chicago, IL 60647

UNOFFICIAL COPY

Property of Cook County Clerk's Office

17-Apr-2017

REAL ESTATE TRANSFER TAX

CHICAGO: 3,300.00
 CTA: 1,320.00
 TOTAL: 4,620.00*

20170401639378 | 1-748-852-416

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

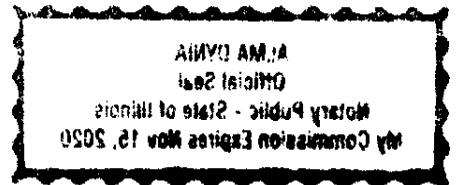
17-Apr-2017

REAL ESTATE TRANSFER TAX

COUNTY: 220.00
 ILLINOIS: 400.00
 TOTAL: 600.00

20170401639378 | 0-105-615-136

13-36-315-060-0000



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 3E, in 1800 North California Condominiums, as delineated on a plat of survey of the following described tract of land: The following property taken as a single tract of land (except the North 350.0 feet of said tract): Lot 4 (except the North 30.0 feet thereof), all of Lots 5 to 11, both inclusive, in Block 8, in Hansbrough and Hess Subdivision of the East half of the Southwest quarter of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, together with that part of W. Bloomingdale Avenue lying South of and adjoining aforesaid Lot 11, in Block 8, vacated by Industrial Street Vacation Ordinance recorded as document no. 0802723, which plat of survey is attached as Exhibit "B" to the declaration of condominium ownership recorded April 10, 2017, as document no. 1710039264, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of garage space G-4 and roof rights R-2, as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 13-36-315-060 Vol.No 531 and 13-36-315-061 Vol.No 531

Property Address: 1800 North California, Unit 3E, Chicago, Illinois 60647

Property of Cook County Clerk's Office