

UNOFFICIAL COPY

40030734 1 of 2

SPECIAL WARRANTY DEED
(Entity to Individual)

GIT

Mail to: Peter K. Lee Esq
5757 N. Lincoln Ave #20
Chicago IL 60659

Name and Address of Taxpayer:
Mr. Daniel Kuypers
2822 W. Chicago Ave., Unit #4E
Chicago, IL 60622

Doc#: 1711747042 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2017 09:49 AM Pg: 1 of 3

Dec ID 20170401640504
ST/CO Stamp 1-631-681-216 ST Tax \$397.00 CO Tax \$198.50
City Stamp 0-144-136-896 City Tax: \$4,168.50

THE GRANTOR(S), **CHICAGO AVENUE WEST, LLC**, an Illinois limited liability company, whose address is 184 Lawndale, Elmhurst, Illinois 60126, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANT(S), BARGAIN(S), and SELL(S) to THE GRANTEE(S) **DANIEL KUYPERS**, whose address is 1645 W. Ogden Avenue, Unit #428, Chicago, IL 60607 of the Grantor's right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not due and payable at the time of date of this instrument; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building onto adjoining property if said encroachments are endorsed over by the title insurer; covenants, conditions, restrictions, easements, permits and agreements of record, including the declaration of condominium and the operating agreement; the Condominium Property Act of Illinois; and liens and other matters of title over which the title insurer has insured without cost to Grantee.

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 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 recited and stipulated at length herein.

There were no tenants in the property as this is new construction.

Address of Property: 2822 W. Chicago Avenue, Unit #4E
Chicago, Illinois 60622

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Permanent Index Number(s): 16-01-326-050-0000 (affects the underlying land)
16-01-326-083-0000 (affects the underlying land)


DATED this 17th day of April, 2017.



Chicago Avenue West, LLC

By: 
Peter N. Allen, Manager

State of Illinois

County of Cook

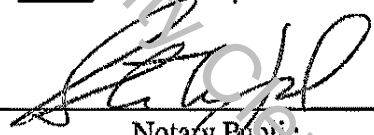
| REAL ESTATE TRANSFER TAX | | 18-Apr-2017 |
|---|----------|-------------|
|  | CHICAGO: | 2,977.50 |
| | CTA: | 1,191.00 |
| | TOTAL: | 4,168.50 * |
| 16-01-326-050-0000 20170401640504 0-144-136-896 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 19-Apr-2017 |
|--|-----------|-------------|
|  | COUNTY: | 198.50 |
|  | ILLINOIS: | 397.00 |
| | TOTAL: | 595.50 |
| 16-01-326-050-0000 20170401640504 1-631-681-216 | | |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter N. Allen, Manager of Chicago Avenue West, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Chicago Avenue West, LLC, as the free and voluntary act and deed of Chicago Avenue West, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of April, 2017.




Notary Public

IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

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EXHIBIT "A"

PARCEL 1:

UNIT 4E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2822 W. CHICAGO AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1708129052, AS AMENDED, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE IN AND TO PARKING SPACE NO. P-6, STORAGE SPACE S4E, AND ROOF DECK FOR UNIT 4E, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 2822 WEST CHICAGO AVENUE, UNIT 4E, CHICAGO, IL 60622.

Property address: 2822 West Chicago Avenue, Unit 4E, Chicago, IL 60622
Tax Number: 16-01-326-050-0000

Property address: 2822 West Chicago Avenue, Unit 4E, Chicago, IL 60622
Tax Number: 16-01-326-083-0000