



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)

UNOFFICIAL COPY

Doc#: 1712517095 Fee: \$50.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 05/05/2017 01:39 PM Pg: 1 of 2

Dec ID 20170501648695
 ST/CO Stamp 1-343-102-656 ST Tax \$569.00 CO Tax \$284.50
 City Stamp 1-611-538-112 City Tax: \$5,974.50

THE GRANTOR, Phoenix Builders Group, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** Patricia S. Hildebrand Revocable Trust dated August 30, 2000 and Thomas A. Hildebrand Revocable Trust dated August 30, 2000, each to an undivided one-half interest, as **JOINT TENANTS** (GRANTEE'S ADDRESS) 631 Dorset Drive, Wheaton, IL 60189 of the County of DuPage, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT #2 IN 1020 WEST DIVERSEY PARKWAY CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 14 IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2017 AS DOCUMENT NUMBER 1709829055 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-2 and S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2017 AS DOCUMENT NUMBER 1709729055.

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 provision of said declaration were recited and stipulated at length herein.

SUBJECT TO: (i) general real estate taxes for 2017 and subsequent years; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iv) zoning and building laws and ordinances; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 14-29-228-036-0000
 Address of Real Estate: 1020 West Diversey Pkwy, Unit 2, Chicago IL 60614

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 20 day of May, 2017.

Phoenix Builders Group, LLC,
an Illinois Limited Liability Company

By Brendan Fox
Brendan Fox, **Manager**

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Brendan Fox, personally known to me to be the Manager of Phoenix Builders Group, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager, they signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of May, 2017.



[Handwritten Signature]

(Notary Public)

Prepared By:
Daniel G. Lauer (Attorney at Law)
1424 W. Division St.
Chicago, IL 60642

Mail To:
Laureen J. Dunne Esq.
228 Waiola Avenue
LaGrange, IL 60525

Name & Address of Taxpayer:
Thomas A. Hildebrand Revocable Trust and
Patricia S. Hildebrand Revocable Trust
~~1020 West Division St. Chicago, IL 60642~~ **631 Dorset Drive**
Wheaton IL 60189