

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
(Limited Liability Company  
to Tenants in Common)



Doc# 1715349144 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 11:27 AM PG: 1 OF 3

*10/2*

PRECISION TITLE

*PTC 27916*

**THE GRANTOR(S)** Armitage Development, 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 the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said Illinois Limited Liability Company, CONVEYS and WARRANTS to

**John R. Leyva, an unmarried person and Christine E. Graffy, an unmarried person**

of the City of Chicago, County of Cook and the State of Illinois

*Grantor's Address: 807 W. LILL AVE Unit 304, Chicago, IL 60614*

Not as Joint Tenants, Not as Tenants by the Entirety, BUT as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \*TO HAVE AND TO HOLD SAID PREMISES as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

Permanent Index Number (PIN): 14-31-138-050-1005

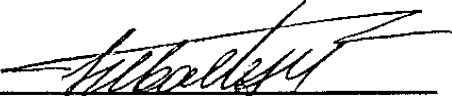
Address of Real Estate: 2140 W. Armitage Avenue, Unit 3W, P-1 & S-1, Chicago, Illinois 60647

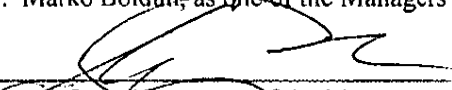
SUBJECT TO: covenants, conditions, easements and restrictions of record, and to General Taxes for 2016 and subsequent years.

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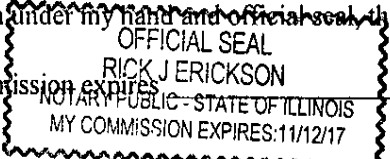
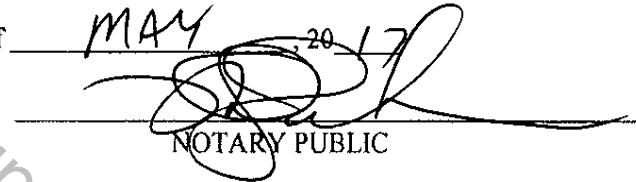
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers, Marko Boldun and Art Gurevich on this 22 day of MAY, 2017.

Impress  
Corporate Seal  
Here

  
By: Marko Boldun, as one of the Managers

  
By: Art Gurevich, as one of the Managers

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Marko Boldun and Art Gurevich** known to me to be two (2) of the Managers/Members of **Armitage Development, LLC** an Illinois Limited Liability Company and personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as they (MOES) such they signed, sealed and delivered the said instrument and caused the corporate seal of the limited liability company to be affixed thereto pursuant to authority given by the Board of Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of MAY, 2017  
Commission expires 20  
 RICK J. ERICKSON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 11/12/17  
  
NOTARY PUBLIC

This instrument was prepared by: Rick J. Erickson, 716 Lee Street, Des Plaines, Illinois 60016

**MAIL TO:**



Mr. Nick Fiore  
Attorney at Law  
2234 N. Lakewood  
Chicago, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

John R. Leyva and Christine E. Graffy  
2140 W. Armitage Avenue, Unit 3W  
Chicago, IL 60647

OR

Recorder's Office Box No. \_\_\_\_\_


REAL ESTATE TRANSFER TAX		24-May-2017
	COUNTY:	310.00
	ILLINOIS:	620.00
	TOTAL:	930.00
14-31-138-050-1005   20170501658506   0-310-684-096		

**COUNTY - ILLINOIS TRANSFER STAMPS**

Exempt Under Provision of  
Paragraph E Section 4,  
Real Estate Transfer Act.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

REAL ESTATE TRANSFER TAX		24-May-2017
	CHICAGO:	4,650.00
	CTA:	1,860.00
	TOTAL:	6,510.00 *
14-31-138-050-1005   20170501658506   0-305-867-200		

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

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LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

Permanent Index Number (PIN): 14-31-138-050-1005

Address of Real Estate: 2140 W. Armitage Avenue, Unit 3W, P-1 & S-1, Chicago, Illinois 60647

## PARCEL 1:

UNIT 3W IN 2140 W. ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 45, 46 AND 4 IN BLOCK 10 IN E.L. SHERMAN'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION RECORDED AS DOCUMENT 1516034095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE P-1 AND S-1, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN EXHIBIT "A" OF SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED AS DOCUMENT 1516034095.

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 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.