

UNOFFICIAL COPY



Doc# 1721619040 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2017 01:39 PM PG: 1 OF 3

FOR RECORDER'S USE ONLY

WARRANTY DEED



CT/17NW72732INS
NSC DL

11

GRANTOR ELIZABETH LANCASTER, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE(S SAWBILL PROPERTIES, LLC SERIES (39) - 622-26 W. ROSCOE, CHICAGO, ILLINOIS**, an Illinois designated series of a Delaware limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 624-2D IN THE ROSCOE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 1/2 OF LOT 1 IN THE SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 15 IN HUNDLEYS SUBDIVISION OF LOTS 3 TO 21 AND 31 TO 37 INCLUSIVE IN PINE GROVE, A SUBDIVISION BY SAID HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 67.5 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE RUNNING WEST ON THE SOUTH LINE OF SAID LOT, 67.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND THENCE IN THE NORTHWESTERLY DIRECTION ON THE WEST LINE OF SAID LOT 115.7 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ON THE NORTH LINE OF SAID LOT 61.47 FEET; THENCE SOUTHEASTERLY ON A LINE DIVIDING THE EASTERLY AND WESTERLY 1/2 OF SAID LOT TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2005 AS DOCUMENT 0536319056; TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

REAL ESTATE TRANSFER TAX		02-Aug-2017
	CHICAGO:	2,058.75
	CTA:	823.50
	TOTAL:	2,882.25

14-21-304-038-1011 | 20170501661757 | 0-901-840-320

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

REAL ESTATE TRANSFER TAX		02-Aug-2017
	COUNTY:	137.25
	ILLINOIS:	274.50
	TOTAL:	411.75

14-21-304-038-1011 | 20170501661757 | 0-936-132-032

CROS002:511003197110.1

Y
3
S
S
INTL

UNOFFICIAL COPY

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S -11, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0536319056.

PIN: **14-21-304-038-1011**
Address of Real Estate: **624 W. ROSCOE, UNIT 2D, CHICAGO, IL 60657**

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

[REMAINDER OF PAGE LEFT BLANK]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 21 day of June, 2017



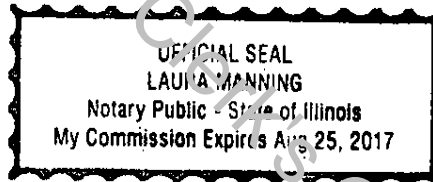
ELIZABETH LANCASTER

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **ELIZABETH LANCASTER**, a single woman, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of June, 2017.


NOTARY PUBLIC



Prepared By:
Scott A. Weinstein, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

After Recording Mail to:
Sharon Zaban, Esq.
Aronberg Goldgehn
330 N. Wabash, Ste. 1700
Chicago, IL 60611

Send Subsequent Tax Bills to:

4010M Properties, LLC.
3080 N. Lincoln Avenue
Chicago, Illinois
60657