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



1728915141D

Doc# 1728915141 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2017 02:24 PM PG: 1 OF 3

1012
WDM
17CR5504007UP

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR, Northtown Construction, Inc., an Illinois Corporation, 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) to Martin Coumane, as a single person. (GRANTEE'S ADDRESS) 5260 North Clark Street, Chicago, IL 60640 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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 not yet due; (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; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (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(s): 14-08-304-033-0000

Address(es) of Real Estate: 1448 West Carmen Avenue, Unit 1, Chicago, IL 60640

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 President, this 12th day of October, 2017.

Northtown Construction, Inc., an Illinois Corporation

By Denis P. Sheahan
Denis P. Sheahan
President

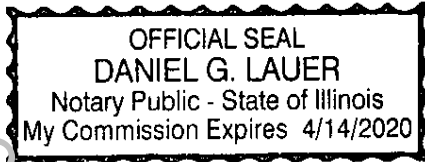
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Denis P. Sheahan, personally known to me to be the President of the Northtown Construction, Inc., an Illinois Corporation, appeared before me this day in person and severally acknowledged that as such President signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of October, 2017.



(Notary Public)

Prepared By:

Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, IL 60642

Mail To:


Kimberly S. Freeland, Esq.
~~212 E. Ohio, 4th fl.~~
~~Chicago, IL 60611~~

806 W. Pearson Ch 2

Name & Address of Taxpayer:



Martin Cournane
1448 W. Carmen Ave., Unit 1
Chicago, IL 60640

60642

REAL ESTATE TRANSFER TAX	13-Oct-2017
 CHICAGO:	5,437.50
CTA:	2,175.00
TOTAL:	7,612.50 *

14-08-304-033-0000 | 20171001636535 | 0-2:1-704-128

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX	13-Oct-2017
 COUNTY:	362.50
 ILLINOIS:	725.00
TOTAL:	1,087.50

14-08-304-033-0000 | 20171001636535 | 1-797-566-400

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LEGAL DISCRIPTION EXHIBIT 'A'

PARCEL 1:

UNIT NUMBER 1 IN THE 1448 WEST CARMEN AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EASTERLY 16 2/3 FEET OF LOT 23 AND WESTERLY 16 2/3 FEET OF LOT 24 IN SUBDIVISION OF BLOCK 6 IN CHYTRAUS ADDITION TO ARGYLE AND LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2017 AS DOCUMENT NUMBER 1722313091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE G-1, L.C.E. STORAGE UNIT S-1, GARAGE ROOF DECK R-1, AS A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2017 AS DOCUMENT NUMBER 1722313091, AFORESAID.

Property Ref.: 1448 West Carmen Ave., Chicago, IL 60640

PIN#: 14-08-304-033-0000

Property of Cook County Clerk's Office