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WARRANTYDEED

This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
2 Northfield Plaza, Suite 310
Northfield, Illinois 60093

Doc#: 1800308085 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/03/2018 11:04 AM Pg: 1 of 3

Dec ID 20171201671322
ST/CO Stamp 1-210-478-624 ST Tax \$476.50 CO Tax \$238.25
City Stamp 0-807-825-440 City Tax: \$5,003.25

THE GRANTOR, **LENDUSTRY LTD.**, a 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 ~~ONE~~ (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEEES, **JESSICA BOWMAN** and **ROBERT BOWMAN**, husband and wife, of the County of Cook, State of Illinois not as joint tenants or tenants in common but as tenants by the entirety, all interest in 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

Property Index Numbers: 13-25-407-021-0000:

Address of Real Estate: 2705 N Artesian Ave., Unit 1, Chicago, IL 60647

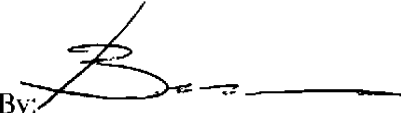
SUBJECT TO: general real estate taxes for the year of 2017 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record disclosed in title commitment No. A17-3049C; easements for public utilities; acts of the Grantee

Grantor also hereby grants to the grantee, its successors and assigns, all 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 provisions of said declaration were recited and stipulated at length herein.

DATED this 19th day of December, 2017

LENDUSTRY LTD, an Illinois corporation

By: 
Denis Bremel, Its President

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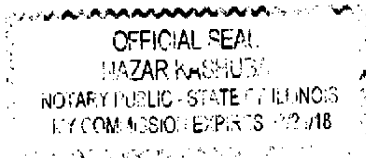
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Denis Bremel, the President of LENDUSTRY LTD, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the unanimous consent of shareholders of said corporation, as his 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 19th day of December, 2017.



 Notary Public



REAL ESTATE TRANSFER TAX		30-Dec-2017	
		COUNTY:	238.25
		ILLINOIS:	476.50
		TOTAL:	714.75
13-25-407-022-0000 20171201671322 1-210-478-624			

REAL ESTATE TRANSFER TAX		30-Dec-2017	
		CHICAGO:	3,573.75
		CTA:	1,429.50
		TOTAL:	5,003.25 *
13-25-407-022-0000 20171201671322 0-807-825-440			

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

AFTER RECORDING, MAIL TO:
ROBERT H. BLOCK, ATTORNEY
742 N. LA SALLE ST. SUITE 500
CHICAGO, ILL. 60654

SEND SUBSEQUENT TAX BILLS TO:
JESSICA AND ROBERT BOWMAN
2705 N. ARTESIAN AVE. UNIT 1
CHICAGO, ILL. 60647

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 2705 N. ARTESIAN AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 26 IN BLOCK 32 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1732129022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1732129022, IN COOK COUNTY, ILLINOIS.

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