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17-126045 1/2
WARRANTYDEED



Doc# 1807549109 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/16/2018 02:43 PM PG: 1 OF 5

This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
2338W.Belmont Ave.
Chicago, IL60618

THE GRANTOR, **2709 ASHLAND LLC**, a 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 (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **ERIK K. JENSEN**, a single man, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

US TRUSTEE OF THE
ERIK JENSEN Living Trust Dated July 19, 2016

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 14-29-300-009-0000, 14-29-300-010-0000 and 14-29-300-011-0000;

Address of Real Estate: 2743 North Ashland ~~Street~~ ^{Ave}, Unit 2N, Chicago, Illinois 60614.

SUBJECT TO: general real estate taxes for the year of 2018 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

Grantor also hereby grants to the grantees, 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 provisions of said declaration were recited and stipulated at length herein.

DATED this 28th day of February, 2018.

2709 ASHLAND LLC
an Illinois limited liability company

Returned to:
Advisors Title Network, LLC
900 Skokie Blvd Ste. 255
Northbrook, IL 60062
(847) 496-9100
ATN 17-126045

By:
Igor Blumin, as Manager of Development Management
Holdings LLC

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 1N, IN THE 2743 NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

UNIT NO. 2N, IN 2743 NORTH ASHLAND CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1805813043, AS AMENDED FROM TIME TO TIME, OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE NORTH 1.00 FEET OF LOT 13, ALL OF LOT 14 AND LOT 15 (EXCEPT THE NORTH 1.00 FEET THEREOF), (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED, RECORDED AUGUST 27, 1930 AS DOCUMENT NUMBER 1 0732414), IN LEMBEKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET OF THE NORTH 116 FEET THEREOF), IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-___ AND STORAGE SPACE S-2N, THE LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1805813043.

Property Index Number(s): 14-29-300-009-0000, 14-29-300-010-0000 and 14-29-300-011-0000;

Address of Real Estate: 2743 North Ashland ^{AUS} Street, Unit 2N, Chicago, Illinois 60614.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Mar-2018



CHICAGO:

3,528.75

CTA:

1,411.50

TOTAL:

4,940.25*

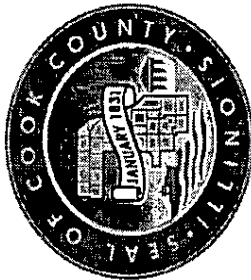
14-29-300-009-0000 | 20180201608806 | 1-240-933-920

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

02-Mar-2018



COUNTY:
ILLINOIS:
TOTAL:

235.25
470.50
705.75

14-29-300-009-0000

| 20180201608806

| 0-325-917-728

Property of Cook County Clerk's Office