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Doc#: 1808049023 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2018 10:42 AM Pg: 1 of 3

WARRANTY DEED (ILLINOIS)

Dec ID 20180301616790
ST/CO Stamp 0-676-781-600 ST Tax \$459.00 CO Tax \$229.50
City Stamp 1-657-167-392 City Tax: \$4,819.50

THE GRANTOR, 5117-19 N WINCHESTER LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

DOMINIQUE SAUTRON, a Single Man woman, THE GRANTEE,

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 21, 2017 AS DOCUMENT NUMBER 1735522069, AS AMENDED FROM TIME TO TIME, AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; (5) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE REAL ESTATE AS A CONDOMINIUM RESIDENCE; (6) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); (8) ACTS DONE BY OR SUFFERED THROUGH GRANTEE, OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; (9) GRANTEE'S MORTGAGE, IF ANY.

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.

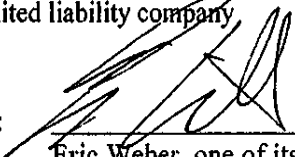
Permanent Real Estate Index Number: 14-07-401-006-0000

Address of Real Estate: 5117-19 N. Winchester Ave., Unit 2N, Chicago, IL 60640

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Dated as of the 16th day of March, 2018

5117-19 N WINCHESTER LLC, an Illinois limited liability company

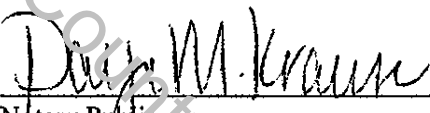
By: 
Eric Weber, one of its Managers

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Eric Weber, one of the managers of 5117-19 N WINCHESTER LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 15th day of March, 2018.

{SEAL}


Notary Public
My Commission Expires: 5/2/21



This instrument was prepared by Chad M. Poznansky, Clark Hill PLC, 130 E. Randolph Street, Suite 3900, Chicago, IL 60611.

UPON RECORDING RETURN TO:
Michelle A. Laiss, Esq.
LAW OFFICE OF MICHELLE A. LAISS
1530 W. Fullerton
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:
DOMINIQUE SAUTRON
5117-19 N. Winchester Ave., Unit 2N
Chicago, IL 60640

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2N IN THE 5117-19 N WINCHESTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 10 IN BLOCK 2, IN CLYBOURNS ADDITION TO RAVENWOOD, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, 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 OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1735522069; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACES P-1 and P-4 AND STORAGE SPACE S-5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1735522069.

Cook County Clerk's Office