

UNOFFICIAL COPY

PREPARED BY:

Leonard M. Monson
Attorney at Law
552 S. Washington, Suite 100
Naperville, IL 60540

Doc#: 1808646091 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2018 12:02 PM Pg: 1 of 4

Dec ID 20180101693229
ST/CO Stamp 0-312-512-032 ST Tax \$340.00 CO Tax \$170.00
City Stamp 2-016-486-944 City Tax: \$3,570.00

MAIL TAX BILL TO:

James Connor and Laurie Connor
340 W. Diversey Pkwy., Unit 1415
Chicago, IL 60657

MAIL RECORDED DEED TO:

Craig Brown
Attorney at Law
230 1/2 Diagonal St.
Galena, IL 61036

WARRANTY DEED

(LLC to LLC)

GRANTOR, **Dennis N. Kostic**, being the President of **Weir International, Inc.**, an Illinois 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, CONVEY and WARRANT to **James Kenneth Connor and Laurie Anne Connor as Co-Trustees of the Connor Living Trust Dated August 2, 2016**, of Scottsdale, Arizona, not as Tenants in Common, not as Joint Tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number:
Address of Real Estate:

14-28-206-005-1283
340 W. Diversey Pkwy., Unit 1415, Chicago, IL 60657

Chicago Title 18NW7132033NP

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, this 15th day of March, 2018.

Dennis N. Kostic
Dennis N. Kostic, being the President of Weir International, Inc.

STATE OF IL
COUNTY OF DeWitt) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that, **Dennis N. Kostic, being the President of Weir International, Inc.**, personally known to me to be the President of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he/she/they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of March, 2018.

Commission expires 3-16-2021

Karen E. Levin
Notary Public



DeWitt County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 18NW7132033NP

For APN/Parcel ID(s): 14-28-206-005-1283

PARCEL 1:

UNIT NO. 1415 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID SOUTH WEST DIVERSEY PARKWAY.) ALSO; THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956, AND RECORDED JUNE 17, 1957, AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office