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After recording mail to:

Andrya & Jason Smith
229 W Diversey Pkwy
Unit 1
Chicago, IL 60614



1810142022

Mail subsequent tax bills to:

Andrya & Jason Smith
229 W Diversey Pkwy
Unit 1
Chicago, IL 60614

Doc# 1810142022 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2018 10:13 AM PG: 1 OF 5

WARRANTY DEED

THIS AGREEMENT between ELOOMFIELD DEVELOPMENT COMPANY, LLC, an Illinois limited liability company (the "Grantor"), and ANDRYA ^{JRS} ~~ROBYN~~ SMITH & JASON ^{JRS} ~~DANIEL~~ SMITH, married to each other, from Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantee not as joint tenants or as tenants in common but as TENANTS BY THE ENTIRETY all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

FIRST AMERICAN TITLE
FILE # 2906056

(See Exhibit A attached hereto and made a part hereof).

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the

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hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.


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 recorded as Document No. 1805218012; 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.



And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

REAL ESTATE TRANSFER TAX		16-Mar-2018
	CHICAGO:	9,000.00
	CTA:	3,600.00
	TOTAL:	12,600.00 *
14-28-300-014-0000 20180301617944 0-803-171-872		

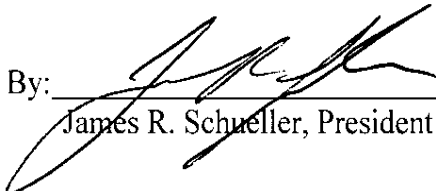
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Mar-2018
	COUNTY:	600.00
	ILLINOIS:	1,200.00
	TOTAL:	1,800.00
14-28-300-014-0000 20180301617944 0-859-991-584		

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Dated this 15th day of March, 2018.

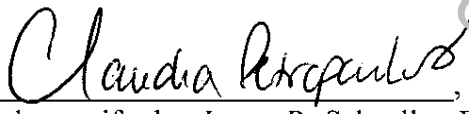
BLOOMFIELD DEVELOPMENT COMPANY,
LLC,
an Illinois limited liability company

By: 
James R. Schueller, President

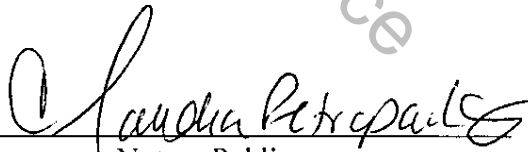
This instrument was prepared
by:

James R. Schueller, Esq.
1220 Princeton Place
Wilmette, IL 60091

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, , a Notary Public in and for said County and State, do hereby certify that James R. Schueller, President of BLOOMFIELD DEVELOPMENT COMPANY, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

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


Notary Public

Commission expires 08/04/18



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LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 1 in 729 West Diversey Condominiums, as delineated and defined on a plat of survey of the following described tract of land: Lot 43 in Block 1 in the Subdivision of Out Lot "E" in Wrightwood, being a subdivision of the Southwest Quarter of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded September 17, 1879 as document no. 237246, which plat of survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded Feb. 21, 2018 as document no. 1805218012, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space P-1 and P-4, Garage Roof L.C.E., Roof L.C.E., as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 14-28-300-014-0000 VOL. 486

Property Address: 729 West Diversey Parkway, Unit 1, Chicago, Illinois 60614

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes and assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 1805218012 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
6. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
7. Covenants, conditions, agreements, building lines and restrictions of record.
8. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
9. Liens, encroachments and other matters over which First American Title Insurance Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 4, 6, 7, or 8 above shall not prohibit the Grantee's use of the Unit as a condominium residence.