

UNOFFICIAL COPY

WARRANTY DEED

(Corporation to Individual)

PREPARED BY:

Daniel P. Fowler
Law Offices of Daniel P. Fowler,
Attorney and Counselor at Law
2767 N. Lincoln Avenue
Chicago, IL 60614

MAIL TO:

Brittney Jennings
3744 W. George, Unit C
Chicago, IL 60618

NAME & ADDRESS OF TAXPAYER:

Brittney Jennings
3744 W. George, Unit C
Chicago, IL 60618

THE GRANTOR(S) Impressionist Properties, 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 the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to Brittney Jennings, a single person, having an address of 3744 W. George, of the City of Chicago, County of Cook, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

~~1802436~~ 1802436 1003
Kv

SEE EXHIBIT A

Permanent Real Estate Index Number(s): 13-26-116-075-1003

Property Address: 3744 W. George, Unit C, Chicago, IL 60618

SUBJECT TO: covenants, conditions and restrictions of record, which do not adversely affect the use of the Unit as a residence; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for 3744 W. George Condominium (the "Declaration") and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; roads and highways, if any; applicable building and building line restrictions and zoning laws; the Condominium Property Act; leases and licenses affecting the Common Elements; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which Near North National Title LLC is willing to insure over without cost to Purchaser.

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.



Doc# 1811516053 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2018 12:00 PM PG: 1 OF 3

Near North National Title

222 N. LaSalle

Chicago, IL 60601



CCRD REVIEW

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT C IN 3744 W. GEORGE ST. CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 39 AND 40 IN ALKE'S SUBDIVISION OF THE NW ½ (BY AREA) OF LOT 8 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NW ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, 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 0711315057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

Commonly known as 3744 W. George, Unit C, Chicago, Illinois

PIN: 13-26-116-075-1003

Property of Cook County Clerk's Office