

# UNOFFICIAL COPY

Doc#: 1812318020 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/03/2018 10:30 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20180401652163  
ST/CO Stamp 0-951-310-368  
City Stamp 1-239-467-296

THE GRANTOR, Mark Eidelman, a married man, conveys and warrants to Elec Properties, L.L.C. the following described real estate situated in the County of Cook in the State of Illinois, to wit: SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number: 17-06-114-023-0000 (affects underlying land)

Address: ~~2352 W. Potomac Ave., Unit 3~~, Chicago, Illinois 60622  
*1301 N Western Ave*

**SUBJECT TO:** General taxes for 2017, General taxes for 2018 and subsequent years, covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Homestead rights are hereby waived.

Dated *April 30*, 2018

*[Signature]*  
Mark Eidelman

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Eidelman, personally known to me to be the 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, *20* day of April, 2018.



*[Signature]*  
(Notary Public)

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## EXHIBIT A

PARCEL 1: Unit 3 in the 2352 West Potomac Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 26 in Watson's Subdivision of Block 12 in Watson, Tovey and Davis' Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian (except therefrom that part thereof lying West of a line 50 feet East of and parallel with the West line of said Section 6) in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded February 28, 2018, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1805913031, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of Parking Space P-2 and Roof Top Rights R-3, limited common elements ("LCB"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

*Todd Stephens*  
Prepared By: Law Office of Todd Stephens, PC, 833 Elm St, Suite 205, Winnetka, Illinois 60093

Mail To: Law Office of Todd Stephens, PC, 833 Elm St, Suite 205, Winnetka, Illinois 60093

Name and Address of Taxpayer:

*Elec Properties, LLC*  
~~833 Elm St., #205~~ *1156 Ash Street*  
~~Winnetka, IL 60093-2037~~ *Winnetka, IL 60093*

*Exempt Pursuant to Paragraph E, Section 2*  
*of the Illinois Real Estate Transfer Act.*

*4/13/18* *Rivallus*

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5 | 1 | 2018

SIGNATURE: *Jennie Condos*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

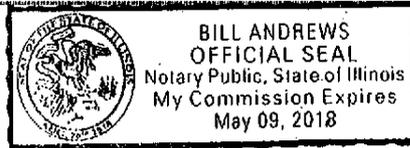
Subscribed and sworn to before me, Name of Notary Public: *Bill Andrews*

By the said (Name of Grantor): *Jennie Condos - agent*

On this date of: 5 | 1 | 2018

NOTARY SIGNATURE: *Bill Andrews*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5 | 1 | 2018

SIGNATURE: *Jennie Condos*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

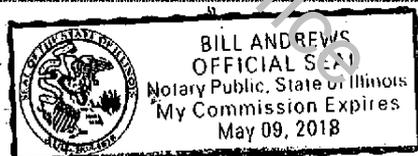
Subscribed and sworn to before me, Name of Notary Public: *Bill Andrews*

By the said (Name of Grantee): *Jennie Condos - Agent*

On this date of: 5 | 1 | 2018

NOTARY SIGNATURE: *Bill Andrews*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**