



18-126407 1/2
WARRANTYDEED

This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
2338W.Belmont Ave.
Chicago, IL60618

Doc# 1813549121 Fee \$72.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/15/2018 02:05 PM PG: 1 OF 5

THE GRANTOR, **2825 HALSTED, 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 TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEEES, **BARBARA WARD** and **ROBERT WARD**, husband and wife, of the County of Cook, State of Illinois not as joint tenants or tenants in common but as tenants by the entirety, all interest in 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

Property Index Number(s): 14-28-114-013-0000;

Address of Real Estate: 2825 North Halsted Street, Unit 4N, Chicago, Illinois 60657.

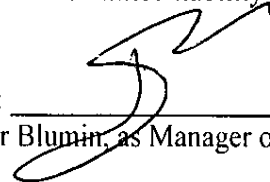
SUBJECT TO: general real estate taxes for the year of 2018 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

Grantor also hereby grants to the grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

DATED this 3rd day of May, 2018.

2825 HALSTED, LLC
an Illinois limited liability company

By: 
Igor Blumin, as Manager of IB Management LLC

Return to:
Advisors Title Network, LLC
900 Skokie Blvd Ste. 255
Northbrook, IL 60062
(847) 496-9100 ATN 18-126407.

10/2

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Igor Blumin** personally known to me to be the Manager of **IB MANAGEMENT LLC**, which is the Manager of **2825 HALSTED, LLC** ("Company"), and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of May, 2018.

[Handwritten Signature]

Notary Public



~~AFTER RECORDING, MAIL TO:~~

ROBERT WARD
2825 N. HALSTED ST #4N
CHICAGO IL 60657

SEND SUBSEQUENT TAX BILLS TO:

ROBERT WARD
2825 N. HALSTED ST #4N
CHICAGO IL 60657

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Exhibit "A" Legal Description

PARCEL 1:

UNIT 4N IN THE 2825 NORTH HALSTED CONDOMINIUM ASSOCIATION , AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 (EXCEPT THE NORTH 13.09 FT. THEREOF) AND ALL OF LOTS 2 & 3 IN WARNER'S SUBDIV. OF BLOCKS 17 & 18 IN BICKERDIKE AND STEELE'S SUBDIV. OF PART OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 28-40-14; WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED 04/23/2018 AS DOCUMENT NUMBER 1811316066, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7 AND ROOF DECK R-2, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION AFORESAID RECORDED 04/23/2018 AS DOCUMENT NUMBER 1811316066, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

03-May-2018



CHICAGO:

5,437.50

CTA:

2,175.00

TOTAL:

7,612.50

14-28-114-018-0000 | 20180501661702

1-467-767-072

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

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

03-May-2018



COUNTY:	362.50
ILLINOIS:	725.00
TOTAL:	1,087.50

14-28-114-018-0000

20180501661702

0-258-774-304

Property of Cook County Clerk's Office