

# UNOFFICIAL COPY

## DEED OF CONVEYANCE

DEED

Doc# 1813818107 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/18/2018 11:31 AM Pg: 1 of 4

Dec ID 20180201699066

ST/CO Stamp 0-621-994-272 ST Tax \$678.00 CO Tax \$339.00

City Stamp 1-899-269-408 City Tax: \$7,119.00

THIS INDENTURE, made this 28  
day of Feb, 2018, ~~2018~~, between  
1429 N. ASHLAND LLC with a mailing  
address of 905 W CASTLEWOOD TER,  
CHICAGO IL 60640, 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, party of the first part,  
and DOUGLAS KOICHELEK AND  
EMILY BENNETT party of the second  
part.

MICHAEL

ELIZABETH

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager and/or Officers of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

1433 N ASHLAND AVE #4W, CHICAGO, IL 60622-2224

\* See Exhibit A \*

FIDELITY NATIONAL  
TITLE INSURANCE

CH18002592

10f2

~~LOTS 87, 88 AND 89 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 5, TAKEN FOR ASHLAND AVENUE), IN THE SUBDIVISION OF BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

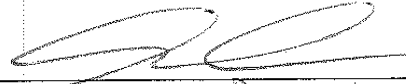
Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, 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, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2017 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a

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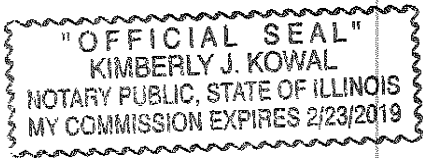
IN WITNESS WHEREOF, Aleksandra Dubovik, as manager 1429 N. ASHLAND LLC has executed this instrument as of the day and year first above written.

By:   
Name: Aleksandra Dubovik  
Its: Manager

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK )

I, Kimberly J. Kowal, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aleksandra Dubovik, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 25<sup>th</sup> day of Feb, 2018



Kimberly J. Kowal  
Notary Public

This instrument was prepared by:

Mark Edison  
1415 W. 22<sup>nd</sup> Street Tower Floor  
Oak Brook, Illinois 60523

After Recording Mail to:

Leo Habel  
200 S. Michigan #1100  
Chicago, IL 60604

Send Subsequent Tax Bills To:

Bong Koefoed  
1429 N. Ashland Ave  
#1111  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX	14-May-2018
CHICAGO:	5,085.00
CTA:	2,034.00
TOTAL:	7,119.00 *

17-05-107-008-0000 | 20180201699066 | 1-899-269-408

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

REAL ESTATE TRANSFER TAX	14-May-2018
COUNTY:	339.00
ILLINOIS:	678.00
TOTAL:	1,017.00

17-05-107-008-0000 | 20180201699066 | 0-621-994-272

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## EXHIBIT "A"

### Legal Description

**PARCEL 1: UNIT 4W AND PARKING SPACE P-5 IN THE 1433 N ASHLAND CONDOMINIUM, AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

LOTS 87, 88 AND 89 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 5, TAKEN FOR ASHLAND AVENUE) IN THE SUBDIVISION OF BLOCK 6 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN IN THE DECLARATION OF CONDOMINIUM RECORDED APRIL 18, 2018 AS DOCUMENT NUMBER 1810813056, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK LIMITED COMMON ELEMENT FOR UNIT 4W, AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 1810813056, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.**

**PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE RECIPROCAL EASEMENT OPERATING AGREEMENT AND DECLARATION RECORDED APRIL 18, 2018 AS DOCUMENT NUMBER 1810813057, IN COOK COUNTY, ILLINOIS.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.*

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reservation by 1433 N ASHLAND CONDOMINIUM HOMEOWNERS ASSOCIATION to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 17-05-107-008-0000  
17-05-107-009-0000

Address of real estate: 1433 N ASHLAND AVE #4W, CHICAGO, IL 60622-2224

Property of Cook County Clerk's Office