



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

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Doc#: 1814329208 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2018 10:54 AM Pg: 1 of 3

Dec ID 20180501669248
ST/CO Stamp 0-337-112-352 ST Tax \$790.00 CO Tax \$395.00
City Stamp 1-721-605-408 City Tax: \$8,295.00

THE GRANTOR, EZMB, LLC, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Toan K. Phan and Lindsay L. Phan, husband and wife, tenants by the entirety (**GRANTEE'S ADDRESS**) 4848 North Sheridan Road, Unit 401, Chicago, IL 60640 of the County of Cook, 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

Grantor also hereby grants to the grantee, 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 provision of said declaration were recited and stipulated at length herein.

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 14-19-422-003-0000
Address(es) of Real Estate: 1751 West Roscoe Street, Unit 2S, Chicago, IL 60657

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President this 17th day of May, 2018.

EZMB, LLC,
an Illinois Limited Liability Company

By [Signature]
Zdzislaw Banys
President

Chicago Title

18CR5504053LP AV

1 of 2

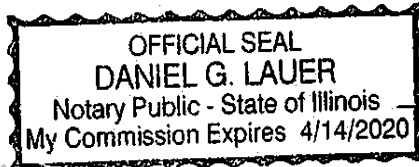
[Handwritten mark]

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Zdzislaw Banyś personally known to me to be the President of the EZMB, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such President signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of May, 2018.



(Notary Public)

Prepared By:

Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, IL 60642

Mail To:

Anthony Musillami, Esq.
220 N. Green Street
Chicago, IL 60607

Name & Address of Taxpayer:

Toan K. Phan and Lindsay L. Phan
1751 W. Roscoe Street, Unit 2S
Chicago, IL 60657

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION EXHIBIT 'A'

PARCEL 1:

UNIT 2S IN 1751 WEST ROSCOE STREET CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 27 AND THE WEST 1/2 OF LOT 28 IN BLOCK 4 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 4, 2017 AS DOCUMENT 1727713070, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF DECK R-2S, GARAGE G-4, AS LIMITED COMMON ELEMENTS, AS DELINEATED IN THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PIN: 14-19-422-003-0000

Property Address: 1751 West Roscoe Street, Unit 2S, Chicago, IL 60657