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1814941073D

Doc# 1814941073 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/29/2018 03:16 PM PG: 1 OF 4

Warranty Deed

FIRST AMERICAN TITLE

FILE # 2905614

20x3

Above Space for Recorder's Use Only

THE GRANTOR, Drinnagh Development, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to Jonathan Solomon and Lisa Solomon, as Tenants by the Entirety, the following described real estate located in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number (PIN): 14-33-300-008-0000

Address of Real Estate: Unit #3, 1955 North Halsted Street, Chicago, Illinois 60614

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

REAL ESTATE TRANSFER TAX		23-Apr-2018
	CHICAGO:	16,687.50
	CTA:	6,675.00
	TOTAL:	23,362.50

14-33-300-008-0000 | 20180401649369 | 1-217-480-224

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

REAL ESTATE TRANSFER TAX		23-Apr-2018
	COUNTY:	1,112.50
	ILLINOIS:	2,225.00
	TOTAL:	3,337.50

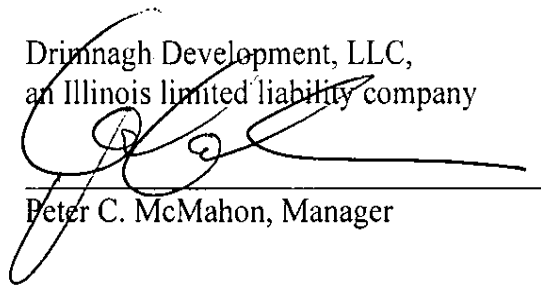
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Dated this 18th day of April, 2018.

Drimnagh Development, LLC,
an Illinois limited liability company

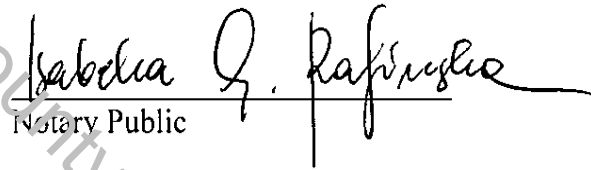
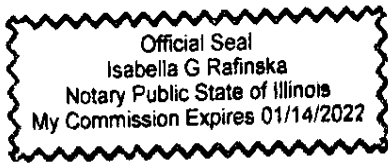


Peter C. McMahon, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Isabella G. Rafinska, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Peter C. McMahon, the Manager of Drimnagh Development, LLC, an Illinois limited liability company, personally known to me to be the same 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 and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of April, 2018.


Notary Public

THIS INSTRUMENT WAS PREPARED BY: John D. Colbert, Law Offices of John D. Colbert & Associates, 1925 W. Irving Park Road, Chicago, Illinois 60613 - (773) 435-0173

SEND SUBSEQUENT TAX BILLS TO:

Jonathan and Lisa Solomon
1955 W Halsted, #3
Chicago, Illinois 60614

Upon recording mail to:

Frank W. Toff #1900
111 West Washington St
Chicago, Illinois
60602

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Property of Property Clerk's Office

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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 RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHT EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN."

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 3, in The 1955 North Halsted Condominiums, as delineated on a plat of survey of the following described tract of land: The West half (except the East 8.00 feet thereof reserved for alley), of Lot 3, in the Circuit Court Partition of the West half of Lot 25, in Block 2, in Sheffield's Addition to Chicago, in Sections 29, 31, 32 and 33, Township 40 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "C" to the declaration of condominium ownership recorded April 19, 2018, as document no. 1810945055, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space P-2 and residential elevator, as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 14-33-300-008-0000 Vol 495

Property Address: 1955 N Halsted St, Unit 3, Chicago, Illinois 60614-5008

Property of Cook County Clerk's Office