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WARRANTY DEED Statutory (ILLINOIS) (Corporation to Individual)

MAIL TO:
Law Office of Mortin Rubin
Mort Rubin
3330 Dundee Road, C4,
Northbrook, IL 60062

MAIL TAX BILLS TO:
Lisa Maddox and Richard Krosnick
4956 North Western Avenue, Unit 1S,
Chicago, IL 60625



Doc# 1815888058 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2018 03:23 PM PG: 1 OF 3

THE GRANTOR(S): McInerney Builders, Inc. of 9435 South 83rd Court, Hickory Hills, IL 60457, a Corporation 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, and pursuant to authority given by the Board of Directors of said corporation, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

* T. **
Lisa Maddox and Richard Krosnick, of 163 Finstad Dr., Libertyville, IL 60048
* UNMARRIED WOMAN ** UNMARRIED MAN

as **Tenants in Common** each to an undivided 50% interest, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


See Attached Legal Description



SUBJECT TO: covenants, conditions, and restrictions of record; and to General Taxes for 2017 and subsequent years.

Permanent Index Number (PIN): 13-12-411-053-0000 & 13-12-411-054-0000 (PIQ & OP)**

**Pursuant to 765 ILCS 5/35d, notice is hereby given Grantee that the permanent index numbers contained in this conveyance does not specifically represent the legal description of the property. Notice is further given that a Declaration of Condominium has been recorded with the Recorder of Deeds of Cook County, Illinois on April 26, 2018 as Document Number 1811629032 which will result in the issuance of a permanent index number for the property described herein.

Address of Real Estate: 4956 North Western Avenue, Unit 1S, Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		04-Jun-2018
	CHICAGO:	4,312.50
	CTA:	1,725.00
	TOTAL:	6,037.50 *
13-12-411-053-0000 20180401655706 0-073-415-968		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Jun-2018
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50
13-12-411-053-0000 20180401655706 1-653-293-856		

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President and Secretary, this date: May 29, 2018

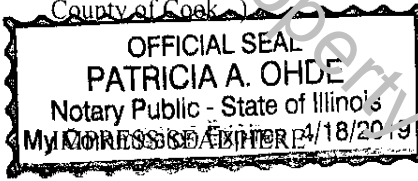
McInerney Builders, Inc.

By: Michael J. McInerney
MICHAEL J. MCINERNEY, President

Attest: Noreen Linda McInerney
NOREEN LINDA MCINERNEY, Secretary

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. McInerney, as President and Noreen Linda McInerney as Secretary of McInerney Builders, Inc., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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, this date: May 29, 2018

Commission expires 1/18 2019
Patricia A. Ohde
patricia Ohde
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

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Legal Description

PARCEL 1:

UNIT 1S IN THE 4956 NORTHWESTERN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

TRACT 1

LOT 14 IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWMANVILLE, A SUBDIVISION OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR WIDENING WESTERN AVENUE) IN COOK COUNTY, ILLINOIS.

TRACT 2

LOT 15 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN PETER BARTZEN SUBDIVISION OF LOT 22 IN BOWMANVILLE SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 26, 2018 AS DOCUMENT NUMBER 1811629032, 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-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM, RECORDED APRIL 26, 2018 AS DOCUMENT NUMBER 1811629032.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, 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."