

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

LLC to INDIVIDUAL

Doc#: 1822112076 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2018 10:26 AM Pg: 1 of 3

Dec ID 20180801645613
ST/CO Stamp 0-124-079-904 ST Tax \$519.00 CO Tax \$259.50
City Stamp 1-281-937-184 City Tax: \$5,449.50

CTIC No.: 18ST-04019 LP

THE GRANTOR, **2224 SEELEY, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to **MICHAEL NAPIER** of 73 EAST LAKE STREET, CHICAGO, ILLINOIS of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

19.0
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year ~~2017~~ *2018* and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **14-31-116-019-0000**

Address(es) of Real Estate: **2224 NORTH SEELEY AVENUE, UNIT 2
CHICAGO, ILLINOIS 60647**

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 Managing Member, this:

30TH day of JULY, 20 18.

2224 SEELEY, LLC
an Illinois Limited Liability Company

By: 

MIRON YATSIK, Managing Member

By: 

VOLODYMYR HANYUK, Managing Member

Chicago Title(L)

18ST0019LP

HD

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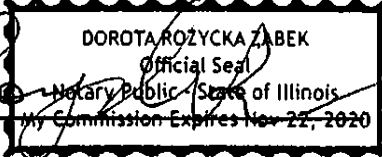
STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **MIRON YATSIK**, personally known to me to be the Managing Member of the **2224 SEELEY, LLC, an Illinois Limited Liability 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 such MIRON YATSIK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the 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 30th day of JULY, 2018.

[Signature]
Notary Public



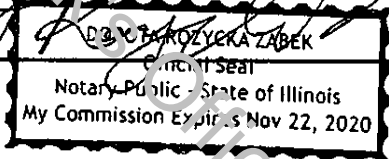
STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **VOLODYMYR HANYUK**, personally known to me to be the Managing Member of the **2224 SEELEY, LLC, an Illinois Limited Liability 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 such VOLODYMYR HANYUK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the 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 30th day of JULY, 2018.

[Signature]
Notary Public



Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602

Mail to:
Debra Vate
630 Dundee Rd, Ste 220
Northbrook, IL 60062

Name and Address of Taxpayer:
Michael E. Napier
2224 N. Seeley, Unit 2
Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 18ST04019LP

For APN/Parcel ID(s): 14-31-116-019-0000

Parcel 1:

Unit 2 in the 2224 N. Seeley Condominium as delineated on a survey of the following described real estate: Lot 34 in Block 9 in Vincent, a Subdivision of the Northeast 1/4 of the Northwest 1/4 (except railroad) of Section 51, 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 July 31, 2018 as document 1821206236, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of Parking Space P-2 and Storage Space S-3 limited common elements, as delineated on the survey attached to the declaration recorded as document 1821206236.

"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 reserved to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

The 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."

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