

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

LLC to TENANTS BY THE ENTIRETY

Chicago Title

18ST 039854P/0841061

Doc#: 1823255014 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2018 08:56 AM Pg: 1 of 3

Dec ID 20180801651443
ST/CO Stamp 0-708-992-800 ST Tax \$1,250.00 CO Tax \$625.00
City Stamp 1-834-426-144 City Tax: \$13,125.00

CTIC No.: 18ST-039854P

THE GRANTOR, **BUCKINGHAM DEVELOPMENT GROUP, LLC**, 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 **CHRISTOPHER E. ROEHM** and **TAMARA L. ROEHM**, Husband and Wife, taking not as Tenants in Common, nor as Joint Tenants, with a right of survivorship, but as Tenants by the Entirety, of 640 WEST DRUMMOND PLACE, 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:

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

Ⓚ SUBJECT TO: General real estate taxes and assessments for the year 2018 and subsequent years; building lines ~~and use or occupancy restrictions~~, covenants and conditions of record, zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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): **14-21-310-005-0000**

* R-21, S-25, T-26 and U-27
as set forth in Chicago Title
commitment 18ST-039854P
dated August 2, 2018 Ⓚ

Address(es) of Real Estate: **549 WEST ROSCOE STREET, UNIT ONE
CHICAGO, ILLINOIS 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 Managing Member, this:

16TH day of AUGUST, 20 18

BUCKINGHAM DEVELOPMENT GROUP, LLC

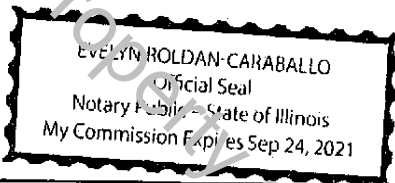
By: [Signature]
CHRISTOPHER M. DELEEUW, Managing Member

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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 **CHRISTOPHER M. DELEEUEW**, personally known to me to be the Managing Member of the **BUCKINGHAM DEVELOPMENT GROUP, LLC**, 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 **CHRISTOPHER M. DELEEUEW** signed delivered the said instrument, pursuant to authority given by the Managers 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 16TH day of AUGUST, 2018.



Evelyn Roldan-Caraballo
Notary Public

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

Mail to:

TERRY G. CHAPMAN
ABRAMS & CHAPMAN, LTD.
321 SOUTH PLYMOUTH COURT
SUITE 1200
CHICAGO, ILLINOIS 60604

REAL ESTATE TRANSFER TAX		16-Aug-2018
CHICAGO:		9,375.00
CTA:		3,750.00
TOTAL:		13,125.00 *

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

Name and Address of Taxpayer:

CHRISTOPHER E. ROEHM
549 WEST ROSCOE STREET
UNIT ONE
CHICAGO, ILLINOIS 60657

REAL ESTATE TRANSFER TAX		16-Aug-2018
COUNTY:		625.00
ILLINOIS:		1,250.00
TOTAL:		1,875.00

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"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."

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Parcel 1:

Unit 1 in the 549 West Roscoe Condominium as delineated on a survey of the following described tract of land: Lot 8 and the West 1/2 of Lot 9 in R. Schlosser's Lake Shore Subdivision, a Resubdivision of Wahlbaum's Subdivision of Lot 23 of Pine Grove Subdivision, a Subdivision in Fractional Section 21, Township 40 North, Range 14, lying East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 18, 2018 as document 1810834074, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of the parking spaces P-1 and P-2, limited common elements, as delineated on a survey attached to the declaration aforesaid recorded as document 1810834074.

Property of Cook County Clerk's Office