UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
COMPANY to INDIVIDUAL(S)

MAIL TO: Anthony B, Ferguson Mr. Here & Terguson 954 W. Wishing Ton, Suite 510 Chic 1990, IC 60607

NAME/ADDRESS OF TAXPAYER(S):
Gregory Campbell
Unit 403
650 North Morgan Street
Chicago, Illinois 60642

Doc#. 1823519412 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/23/2018 01:29 PM Pg: 1 of 4

Dec ID 20180701631663

ST/CO Stamp 2-071-625-504 ST Tax \$720.00 CO Tax \$360.00

City Stamp 1-972-240-160 City Tax: \$7,560.00

RECORDER'S STAMP

The Grantor, THE POMAIN GROUP, LLC, an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee(s):

GREGORY CAMPBELL, SINGLE MAN

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Commonly Known as: Unit 403, 650 North Morgan Street, Chicago, Illinois 60642

and ponking space 6-24

Eight (8) underlying Permanent Index Number(s):

17-08-219-021-0000 (undivided)

17-08-219-022-0000 (unawided)

17-08-219-023-0000 (undivided)

17-08-219-024-0000 (undivided)

17-08-219-025-0000 (undivided)

17-08-219-038-0000 (undivided)

17-08-219-040-0000 (undivided)

17-08-219-043-0000 (undivided)

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2018 and subsequent.

1823519412 Page: 2 of 4

UNOFFICIAL COPY

Dated this 20day of August, 2018.

THE DOMAIN GROUP, LLC,

an Illinois Amited liability company

By: 3

Rory Arthurs, Its Manager

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 the above signatory, personally known to me to be a Manager of THE DOMAIN GROUP, LLC, and personally known to me to be the same person whose name is subscrited to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority give 1 by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of August, 2018.

OFFICIAL SEAL
JOHN E LOVESTRAND
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/24/19

Notary Public

This instrument prepared by

John E. Lovestrand, Esq. LAW OFFICE OF JOHN E. LOVESTRAND, PC 30 Green Bay Road Winnetka, Illinois 60093

1823519412 Page: 3 of 4

UNOFFICIAL COPY

"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 SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN".

1823519412 Page: 4 of 4

UNOFFICIAL COPY

Exhibit A

PARCEL 1: UNIT NO. 403 IN THE CADEN JAMES CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 38 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1723329001; 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 G-24, BALCONY L.C.E TO UNIT 403, STORAGE SPACE L.C.E TO UNIT 403, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1723329001.

Parcel ID(s): 17-08-219 021-0000, 17-08-219-022-0000, 17-08-219-023-0000, 17-08-219-024-0000, 17-08-219-025-0000, 17-08-219-038-0000, 17-08-219-040-0000, 17-08-219-043-0000

Legal Description PT18-47372/35