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Doc#: 1823908207 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2018 01:34 PM Pg: 1 of 3

Dec ID 20180801667515
ST/CO Stamp 0-594-772-128 ST Tax \$1,100.00 CO Tax \$550.00
City Stamp 0-141-574-304 City Tax: \$11,550.00

WARRANTY DEED
ILLINOIS STATUTORY

LLC to INDIVIDUAL

CTIC No.: 18ST-04488 LP

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 **JOSEPH CAPPELLETTI**, of 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:

*A SINGLE
MAN

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

SUBJECT TO: General taxes and assessments for the year 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): **14-21-310-005-0000**

Address(es) of Real Estate: **549 WEST ROSCOE STREET, UNIT 3-S
CHICAGO, ILLINOIS 80657**

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:

20TH day of AUGUST, 20 18.

BUCKINGHAM DEVELOPMENT GROUP, LLC
By: 
CHRISTOPHER M. DELEUW, Managing Member

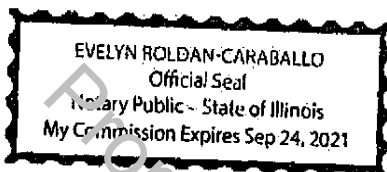
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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **CHRISTOPHER M. DELEEuw**, 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. DELEEuw** 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 20TH 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:
William Lundgren
55 W. Marshall St.
Suite 3950
Chicago, IL 60603

Name and Address of Taxpayer:
Joseph Cupperetti
549 W. Roscoe St.
Unit 3-5
Chicago, IL 60657

"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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LEGAL DESCRIPTION

Order No.: 18ST04488LP

For APN/Parcel ID(s): 14-21-310-005-0000

Parcel 1: Unit 3-S 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 1810831074, as amended from time to time, together with it's undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of the parking spaces P-6, P-7, and R-2 roof rights, as limited common elements, as delineated on a survey attached to the declaration aforesaid recorded as document 1810834074.

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.

Cook County Clerk's Office