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# UNOFFICIAL COPY



\*1834733097D\*

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc# 1934733097 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2018 01:18 PM PG: 1 OF 5

THE GRANTOR, THE EAGLE LOGAN, LLC, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS

to Vikas Bhasin, and Kristina Lee, husband & wife, Tenants by the Entirety

of 400 E. South Water St., #3010, Chicago, IL 60601,  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

Address of Real Estate: **UNIT(S) 3D**  
**2618 W. FULLERTON AVE.**  
**CHICAGO, IL 60647**

Permanent Real Estate Index Numbers: **13-25-427-032-0000; 13-25-427-033-0000;**  
**13-25-427-034-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 10 day of December, 2018.

**THE EAGLE LOGAN, LLC,**  
an Illinois limited liability company

By: [Signature]  
Its: Manager

18WSS257110LP  
LTM 1012

[Handwritten mark]

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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 Edward Tunney, personally known to me to be the Manager of THE EAGLE LOGAN, LLC, and personally known to me to be the same person whose name is subscribed 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 given by the Members 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 10 day of December, 2018.



NOTARY PUBLIC

Mail To:

Lisa Saul  
24 W. Erie St.  
Suite 4A  
Chicago, IL 60654

Name and Address of Taxpayer:

Vikas Bhasin  
Kristina Lee  
2618 W. Fullerton Ave.  
Unit 3D  
Chicago, IL 60647

Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	12-Dec-2018
CHICAGO:	3,637.50
CTA:	1,455.00
<b>TOTAL:</b>	<b>5,092.50 *</b>

13-25-427-032-0000 | 20181201652562 | 1-781-979-808

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

REAL ESTATE TRANSFER TAX	12-Dec-2018
COUNTY:	242.50
ILLINOIS:	485.00
<b>TOTAL:</b>	<b>727.50</b>

13-25-427-032-0000 | 20181201652562 | 0-901-061-280

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER **3D** IN THE EAGLE LOGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7, 8 AND 9, TAKEN AS A SINGLE TRACT, IN BLOCK 13 IN HARRIET FARLIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### EXCEPTING THEREFROM

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.11 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.72 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF AFORESAID TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 3.70 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.07 FEET TO A POINT ON THE EXTERIOR FACE OF A CONCRETE WALL OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2618 WEST FULLERTON AVENUE IN CHICAGO;

THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.20 FEET TO A POINT ON THE INTERIOR FACE OF A WALL OF SAID BUILDING BEING THE POINT OF BEGINNING OF THE PARCEL HERIN DESCRIBED; THENCE ALONG THE FOLLOWING 44 COURSES AND DISTANCES ALL BEING ALONG THE INTERIOR FACES OF WALLS OF AFORESAID BUILDING AND AT RIGHT ANGLES TO EACH OTHER;

NORTH, 36.19 FEET;  
 WEST, 3.06 FEET;  
 NORTH, 20.40 FEET;  
 WEST, 5.71 FEET;  
 NORTH, 1.19 FEET;  
 WEST, 11.45 FEET;  
 SOUTH 3.06 FEET;  
 WEST, 2.12 FEET;  
 SOUTH, 3.92 FEET;

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WEST, 8.20 FEET;  
 SOUTH 13.97 FEET;  
 WEST, 17.08 FEET;  
 NORTH, 5.44 FEET;  
 WEST, 0.37 FEET;  
 NORTH, 8.67 FEET;  
 WEST, 4.61 FEET;  
 NORTH, 6.82 FEET;  
 WEST, 8.84 FEET;  
 SOUTH, 15.14 FEET;  
 EAST, 2.88 FEET;  
 SOUTH, 7.20 FEET;  
 WEST, 2.90 FEET;  
 SOUTH, 6.62 FEET;  
 WEST, 0.71 FEET;  
 SOUTH, 5.71 FEET;  
 EAST, 3.66 FEET;  
 SOUTH, 22.06 FEET;  
 EAST, 0.28 FEET;  
 SOUTH, 1.38 FEET;  
 EAST, 8.00 FEET;  
 NORTH, 1.93 FEET;  
 EAST, 2.30 FEET;  
 SOUTH 0.21 FEET;  
 EAST 9.55 FEET;  
 NORTH 0.13 FEET;  
 EAST, 2.33 FEET;  
 SOUTH, 1.79 FEET;  
 EAST 16.21 FEET;  
 NORTH, 0.82 FEET;  
 EAST, 2.30 FEET;  
 SOUTH, 0.82 FEET;  
 EAST, 16.15 FEET;  
 NORTH, 0.80 FEET;  
 EAST, 1.45 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
 CONDOMINIUM RECORDED AS DOCUMENT NUMBER **1815216089** 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-2** A LIMITED COMMON  
 ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
 AFORESAID RECORDED **JUNE 1, 2018** AS DOCUMENT NUMBER **1815216089**.

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PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN AND CREATED BY THE OPERATING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 1, 2018 AS DOCUMENT NUMBER 1815216088.

PIN(S): 13-25-427-032-0000 & 13-25-427-033-0000 & 13-25-427-034-0000

Common Address: UNIT 3D  
2618 W. FULLERTON AVE.  
CHICAGO, ILLINOIS 60647

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) OPERATING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; AND (I) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL