186/2051-041

UNOFFICIAL COPYMILITY OF THE PROPERTY OF THE P

Prepared by:

Cambi L. Cann Law Offices of Cambi L. Cann, P.C. 22 W. Washington, Suite 1500 Chicago, Illinois 60602

After recording mail to:

Bisse Bosse + Grasse PC 3350 Sa H Creak Luffios Arlington Heights K 60005 Doc# 1836541035 Fee \$40.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2018 09:59 AM PG: 1 OF 2

Send future tax bills to:

Paige Kir-Ameripuse 227 W Marcoe St #3200 Chicago IL er 606

(Above space for Recorder's use only)

WARRANTY DEED

THE GRANTOR, ENCORE LLC an Illinois limited liability company ("Grantor"), having an address of 1759 North Cleveland Avenue, Chicago, Illinois 60614, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, WARRANTS SELLS AND CONVEYS to JOHN RYAN AND MARGARET SILLIKER, husband and wife ("Grantees"), having an address of 1955 West Cornelia Avenue, Chicago, Illinois 6 3657, all of its right, title, and interest in the following described Real Estate, not as tenants in common, but as tenants by the entirety:

PARCEL 1:

UNIT A IN THE 2414 WEST CUYLER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 45 AND 46 IN BLOCK 3 IN STENESLAND'S SUBDIVISION OF THE EAST 664.7 FEET OF LOTS 1 TO 4 IN SHELBY AND MAGOFFIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 44 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THICL PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLAR ATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020998531, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF ROOF AREA, GARAGE, AND OPEN AREA INCLUDING, BUT NOT LIMITED TO, BRICK PAVER PATIO AND CONCRETE WALK DELINEATED AS LIMITED COMMON ELFMENTS FOR UNIT B ON PAGE 1 OF THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS LOCUMENT NUMBER 0020998531.

Property Index Number: 13-13-418-045-1001

Commonly known as: 2414 West Cuyler Avenue, Unit A, Chicago, Illinois 60618

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate as a residential condominium unit or a garage/parking condominium unit; (d) acts done or suffered by Grantee or anyone claiming through Grantee; (e) any declaration of condominium ownership and amendments thereto to which the Real Estate is subject to; and (f) the Illinois Condominium Property Act.

This is not a homestead property.

[Signature and notary page

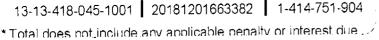
 CHICAGO:
 7,350.00

 CTA:
 2,940.00

 TOTAL:
 10,290.00

COUNTY: 490.00
ILLINOIS: 980.00
TOTAL: 1,470.00

13-13-418-045-1001 | 20181201663382 | 1-501-669-024





1836541035 Page: 2 of 2

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an Illinois limited liability company	
By: Kenneth A. Schroeder, Managing Member	
STATE OF ILLINOIS) ss. COUNTY OF COOK I, Land, a Notary Public in and for said County, in the State aforesaid, do hereby certife that KENNETH A. SCHROEDER, Managing Member of Encore LLC, an Illinois limited liability company, who	fy
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that he signed and delivered the said instrument as h is own free and voluntariate act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal, this 2) day of 10 members 2018.	гę
Notary Public My Commission Expires: 3/3/2/2/2/2 My Commission Expires: 3/3/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2	