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1836541035D

Doc# 1836541035 Fee \$40.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

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

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:

Busse Busse + Grasse PC
3350 Sa H Creek Ln #105
Arlington Heights IL 60005

Send future tax bills to:

Paige Kor-Ameriprise
227 W. Monroe St #3200
Chicago IL 60606

(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 60657, 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 ST. JESLAND'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 ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION 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 ELEMENTS FOR UNIT B ON PAGE 1 OF THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 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]

REAL ESTATE TRANSFER TAX

28-Dec-2018



CHICAGO: 7,350.00
CTA: 2,940.00
TOTAL: 10,290.00 *

REAL ESTATE TRANSFER TAX

28-Dec-2018



COUNTY: 490.00
ILLINOIS: 980.00
TOTAL: 1,470.00

13-13-418-045-1001

| 20181201663382 |

1-501-689-024

13-13-418-045-1001 | 20181201663382 | 1-414-751-904

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

CCRD REVIEW

186/2051-CH1

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 27th day of December, 2018.

ENCORE LLC,
an Illinois limited liability company

By: *[Signature]*
Kenneth A. Schroeder, Managing Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Cambi L Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **KENNETH A. SCHROEDER**, Managing Member of Encore LLC, an Illinois limited liability company, who is 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 he signed and delivered the said instrument as his own free and voluntary 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 27th day of December, 2018.

[Signature]
Notary Public
My Commission Expires: 3/27/22


