

# UNOFFICIAL COPY

PT 18-49211 1892

## WARRANTY DEED

Doc#: 1904249213 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/11/2019 10:25 AM Pg: 1 of 3

THE GRANTOR, **1621 CAMPBELL LLC**,  
an Illinois Limited Liability Company,  
of the village of Northbrook, County of Cook,  
State of Illinois, for and in consideration of  
ten dollars (\$10.00) and other valuable  
consideration in hand paid,

Dec ID 20190101688043  
ST/CO Stamp 0-547-522-976 ST Tax \$725.00 CO Tax \$362.50  
City Stamp 0-927-592-864 City Tax: \$7,612.50

CONVEYS AND WARRANTS to:

*ASHER*

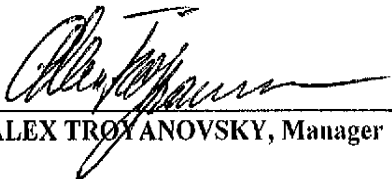
*JULIA*

ROSS KALMAN and ALLISON ZIFF  
of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common but in joint tenancy with the right of survivorship forever. SUBJECT TO: General Real Estate Taxes for 2018 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 13-36-431-016-0000 (underlying PIN)  
Address of Real Estate: 1621 N. CAMPBELL AVENUE, UNIT 2, CHICAGO, IL 60647

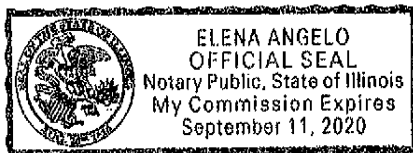
Dated this 29 day of January, 2019.

  
ALEX TROYANOVSKY, Manager

STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF LAKE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALEX TROYANOVSKY**, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29 day of January, 2019.



  
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

**AFTER RECORDING THIS  
INSTRUMENT SHOULD BE SENT TO:**

~~Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062~~

*ROSS KALMAN + ALLISON ZIFF  
1621 N. Campbell Ave #2, CHICAGO, IL  
60647*

Send subsequent tax bills to:

ROSS KALMAN and ALLISON ZIFF

1621 N. CAMPBELL AVENUE, UNIT 2,  
CHICAGO, IL 60647

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.

THE 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.

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## EXHIBIT 'A' / LEGAL DESCRIPTION

UNIT 2 IN THE 1621 NORTH CAMPBELL CONDOMINIUMS , AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 32 IN G. W. AND T. J. HIGGIN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A " TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 22, 2019 AS DOCUMENT NUMBER 1902219049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1902219049.

PARCEL ID: 13-36-431-016-0000 (AFFECTS THE UNDERLYING LAND)

Property of Cook County Clerk's Office