

UNOFFICIAL COPY

Doc#: 1904549071 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2019 10:17 AM Pg: 1 of 3

Dec ID 20190101686841
ST/CO Stamp 0-953-280-928 ST Tax \$11.00 CO Tax \$5.50
City Stamp 0-989-669-792 City Tax: \$115.50

WARRANTY DEED
ILLINOIS STATUTORY

FATIC No.: 2954132

THE GRANTOR(S) ERP II, L.P., an Illinois limited partnership, created and 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 and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to G & T PROPERTIES UNLIMITED, LLC, an Illinois limited liability company, all interest in the following described 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

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Special governmental taxes or assessments confirmed and unconfirmed; General taxes for the year 2018 and subsequent years; acts done or suffered through Buyer.

Permanent Real Estate Index Number(s): 13-13-207-032-1005

Address(es) of Real Estate: Parking Space #2
4745 N. Artesian
Chicago, IL 60625

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 3/6 day of January, 2019

ERP II, L.P., an Illinois limited partnership

By: Camelot Development LLC
Its: General Partner

By: 
Scott Sinar, Manager

FIRST AMERICAN TITLE
FILE # 2954132
18100

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STATE OF ILLINOIS,)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Scott Sinar, personally known to me to be a Manager of CAMELOT DEVELOPMENT LLC, the general partner of ERP II, L.P., an Illinois limited partnership, 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 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 31st day of January, 2019.



Slawa Wrona

Notary Public

Prepared by:
Scott Sinar
Noble Law Group
1341 W. Fullerton Ave. Suite 159
Chicago, IL 60614

Mail to:
Kim Martin, CPA
Martin Hood Friese & Associates
2507 South Neil Street
Champaign, IL 61820

Name and Address of Taxpayer:
G & T Properties Unlimited, LLC
2507 South Neil Street
Champaign, IL 61820



First American
Title Insurance Company

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: UNIT P-2 IN 4745 NORTH ARTESIAN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 39 IN BLOCK 1 IN THE NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, LYING NORTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD, IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 19, 2000 AS DOCUMENT 00361643, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-13-207-032-1005 (VOL. 334)

Property Address: 4745 North Artesian Avenue P-2, Chicago, Illinois 60625

Property of Cook County Clerk's Office