OFFICIAL

WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq. Demchenko & Kashuba LLC Two Northfield Plaza, Suite 310 Northfield, Illinois 60093

Tel: 773.732.3543

√Boc# 1906655024 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2019 11:34 AM PG: 1 OF 5

THE GRANTOR, 2709 ASHLAND LLC, a limited liability company 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 (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, SEAN P. SLATTERY, an unmarried man, 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

Property Index Number(s):

14-29-300-009-0000 (underlying parcel),

14-29-300-010-0000

14-29-30(-0) (underlying parcel), and

14-29-300-011-0000

1<del>4-29-300-60)-000</del>0 (underlying parcel).

Address of Real Estate:

2743 N. Ashland Avence, Unit 1N, Chicago, IL 60614.

2ND NJALMENT

SUBJECT TO: general real estate taxes for the year of 2018 ar. i subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

Grantor also hereby grants to the grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of aid 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 uescribed 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 stimulated at length herein.

DATED this 28th day of February, 2019.

2709 ASHLAND LLC

an Illinois limited liability

Advisors Title Network, LLC 900 Skokie Blvd Ste. 255 Northbrook, IL 60062 (847) 496-9100 ATN19-[2

Igor Blymin as Manager of Development

Management Holdings LLC

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	
	) SS.
COUNTY OF COOK	)
	·
I, the unders	signed, a Notary Public in and for said County and State afores
CERTIFY that Igor Bl	umin personally known to me to be the Manager of Developing

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Igor Blumin** personally known to me to be the Manager of **Development Management Holdings LLC**, which serves as the Manager of **2709 ASHLAND LLC** ("Company"), and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as his free ar (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 28th day of February, 2019.

OFFICIAL SEAL ALINA SANDAL

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/02/22

\_AFTER-RECORDING, MATE TO:

SEAN P. SLATTERY

2743 N. ASHLAM AVE XIN

CUICAGO IL 60614

SEŅD SUBSEQUENT TAX BILLS TO:

SEAN P. SLATTERY

2743 N. ASHLAND AVE HIN

Curero 14 60614

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## **UNOFFICIAL COPY**

Exhibit "A" | Legal Description

### PARCEL1:

UNIT 1N IN THE 2743 ASHLAND CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 1.00 FEET OF LOT 13, ALL OF LOT 14 AND LOT 15 (EXCEPT THE NORTH 1.00 FEET THEREOF), (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED, RECORDED AUGUST 27, 1930 AS DOCUMENT NUMBER 1 0732414), IN LEMBEKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET OF THE NORTH 116 FEET THEREOF), IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED 03/07/2017 AS DOCUMENT NUMBER 1805813043, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS, IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND ROOF/GARAGE DECK R-1, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION AFORESAID, RECORDED 02/27/2018 AS DOCUMENT NUMBER 1805813043, IN COCK COUNTY, ILLINOIS.

Legal Description 19-127539/30

## 28-Feb-2019 4,987.50 6,982.50 1,995.00

# **REAL ESTATE TRANSFER TAX**

CHICAGO:

STA:

**JOTAL:** 

14-29-300-009-0000 | 20190201611607 | 0-597-670-30<del>4</del> \* Total does not include any applicable penalty or interest due

## 332.50 28-Feb-201

## REAL ESTATE TRANSFER TAX





665.06.

1. J.AL:
997.56

997.56

997.640

997.640

997.640 COUNTY:

14-29-300-009-0000