

UNOFFICIAL COPY

19-127539 1/2
WARRANTY DEED



1906655024D

Doc# 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

This instrument was prepared by:

Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
Two Northfield Plaza, Suite 310
Northfield, Illinois 60093
Tel: 773.732.3543

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~~ ~~14-29-300-010-0000~~ (underlying parcel), and
~~14-29-300-011-0000~~ ~~14-29-300-011-0000~~ (underlying parcel).

Address of Real Estate: 2743 N. Ashland Avenue, Unit 1N, Chicago, IL 60614.

2ND INSTALLMENT

SUBJECT TO: general real estate taxes for the year of 2018 and 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 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.

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 stipulated at length herein.

DATED this 28th day of February, 2019.

2709 ASHLAND LLC
an Illinois limited liability company

By: 
Igor Blumin, as Manager of Development
Management Holdings LLC

Return to:
10/2 Advisors Title Network, LLC
900 Skokie Blvd Ste. 255
Northbrook, IL 60062
(847) 496-9100 ATN 19-127539

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Exhibit "A" Legal Description

PARCEL 1:

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 ELEMENTS, 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 COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

28-Feb-2019



CHICAGO:	4,987.50
ATA:	1,995.00
TOTAL:	6,982.50

14-29-300-009-0000 | 20190201611607 | 0-597-670-304

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

28-Feb-2019



COUNTY:	332.50
ILLINOIS:	665.00
TOTAL:	997.50

14-29-300-009-0000

20190201611607

0-260-711-840

Property of Cook County Clerk's Office