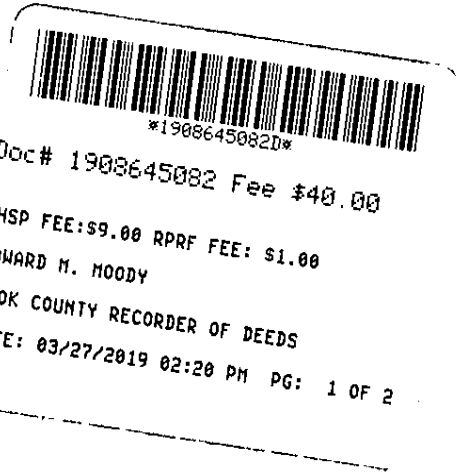


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AP1902142 19284
WARRANTY DEED



GRANTOR(S):

WILMOT CONSTRUCTION, INC.,
a corporation 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

Currently Maintaining Office at:
2805 W. Cortland, Ste. 2
Chicago, IL 60647

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

Christopher M. S.
CHRIS GEORGE and TAYLOR BALAMES, husband and wife
not as
As joint tenants with rights of survivorship, not as tenants in common, but
as Tenants by the Entirety
the following described Real Estate situated in the State of Illinois, to wit:

PARCEL 1:

UNIT 2 IN THE 1848 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 1/2 OF LOT 2 IN BLOCK 8 IN HANSBOROUGH AND HESS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 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 AS DOCUMENT NUMBER 1831713025, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE G-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 1831713025, AND AS AMENDED FROM TIME TO TIME.

PIN: 13-36-315-026-0000

ADDRESS: 1848 N. CALIFORNIA, UNIT 2, CHICAGO, IL 60647

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and

Near North National Title
222 N. LaSalle
Chicago, IL 60601



PA

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covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) drainage ditches, tiles and laterals, if any; and (o) Certificate of Limited Warranty for Unit and Common Elements for period not exceeding one year.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL PROVISIONS, CONDITIONS, RIGHTS, LIMITATIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1831713025, AS AMENDED FROM TIME TO TIME.

THIS UNIT IS NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.

DATED this 26th day of March, 2019

WILMOT CONSTRUCTION, INC.

By: 
Stanislaw Pluta, Its President

REAL ESTATE TRANSFER TAX 27-Mar-2019



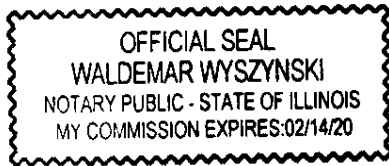
CHICAGO:	5,212.50
CTA:	2,085.00
TOTAL:	7,297.50 *


13-36-315-026-0000 | 20190301630071 | 0-461-168-032

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

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stanislaw Pluta, President of Wilmot Construction, Inc., personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 26th day of March, 2019.




Notary Public

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:

Boniface F. Allocio
3409 N. Paulina St.
Chicago, IL 60657

Send Subsequent Tax Bill To:

Christopher M. George
1848 N. California, Unit 2
Chicago, IL 60647

REAL ESTATE TRANSFER TAX 27-Mar-2019



COUNTY:	347.50
ILLINOIS:	695.00
TOTAL:	1,042.50

13-36-315-026-0000 | 20190301630071 | 1-643-804-064