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DEED OF CONVEYANCE

2024 W LeMoyné
CONDOMINIUM DEED

THIS INDENTURE, made this 10th day of April, 2019, between Nomida LLC, a Delaware Limited Liability Company with a mailing address of 280 Park Avenue East 6th Floor, New York, NY 10017, 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, party of the first part, and William L Hood and Sereirath S Ouch, husband and wife, as tenants by the entirety, party of the second part.

190000 31582 ①

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 1E IN THE 2024 WEST LE MOYNE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND



19113340250

Doc# 1911334025 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/23/2019 11:07 AM PG: 1 OF 5



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DEFEND, subject to: (i) general real estate taxes for 2018 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2024 West Le Moyne Condominiums to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 17-06-107-057-0000 (underlying)

Address of real estate: 2024 W. LeMoyne Street, Condo 1E, Chicago, IL 60622

REAL ESTATE TRANSFER TAX		22-Apr-2019
		COUNTY: 457.50
		ILLINOIS: 915.00
		TOTAL: 1,492.50
17-06-107-057-0000		20190401645225 0-833-100-704


REAL ESTATE TRANSFER TAX		19-Apr-2019
	CHICAGO:	7,462.50
	CTA:	2,985.00
	TOTAL:	10,447.50 *
17-06-107-057-0000		20190401645225 0-959-179-680

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

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IN WITNESS WHEREOF, Brian D. Dohmen, Vice President of Nomida LLC, has executed this instrument as of the day and year first above written.

NOMIDA LLC

By: 
 Name: Brian D. Dohmen
 Its: Vice-President

This instrument was prepared by:		
Steven R. Felton, Esq.		
134 N LaSalle St Suite 1720		
Chicago, Illinois 60602		
After Recording Mail to:		Send Subsequent Tax Bills To:

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STATE OF New York)
)ss
COUNTY OF New York

I, Alicia Archer, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian D. Dohmen, Vice President of Nomida LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of April, 2019.

Alicia Archer
Notary Public



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Exhibit A - Legal Description

Parcel 1: Unit 1E in The 2024 West Le Moyne Condominium as delineated on a survey of the following described real estate:

Lots 19 and 20 and the West 0.42 feet of Lot 18 in Block 4 in D.S. Lee's Addition to Chicago, in the Northwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.;

Which survey is attached to as Exhibit "C" to the Declaration of Condominium recorded as Document Number 1721439120, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-3 and P-4, a limited common element, as delineated on the survey attached to the declaration aforesaid, recorded as Document Number 1719913066.

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