

UNOFFICIAL COPY

Doc#: 1912901025 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/09/2019 09:52 AM Pg: 1 of 3

Dec ID 20190401658339
ST/CO Stamp 1-309-743-008 ST Tax \$630.00 CO Tax \$315.00
City Stamp 1-980-831-648 City Tax: \$6,615.00

SPECIAL WARRANTY DEED

(Entity to Individual)

(1 of 2) 110041163

Mail to:

GIT

Name and Address of Taxpayer:

Mr. Brian C. Giblin
Mrs. Madeline D. Rychel
2114 W. Belmont Ave., Unit #3
Chicago, IL 60618

Recorder's Stamp

The GRANTOR, BELMONT BUILDING, LLC, an Illinois limited liability company, whose address is 184 Lawndale Avenue, Elmhurst, Illinois 60126, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to the GRANTEE, BRIAN C. GIBLIN and MADELINE D. RYCHEL, husband and wife, whose address is 1241 W. Oakdale Avenue, Unit #3W, Chicago, IL 60657, not as joint tenants or joint tenants, but as *TENANTS BY THE ENTIRETY*, all of the Grantor's right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable as of the date of this instrument; applicable zoning and building laws, building line restrictions and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building onto adjoining property, if any; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium for the 2114 W. Belmont Condominiums and the Declaration of Covenants, Conditions, Restrictions and Easements for the 2114 W. Belmont Condominiums; the Condominium Property Act of Illinois; and liens and other matters of title over which the title insurer has insured without cost to Grantee.

Grantor also hereby grants to the grantee, 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 land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor, for itself and its successors, further covenant, promise and agree with Grantee, and Grantees heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this deed, and covenants further that it will warrant and defend the property against all persons lawfully claiming by, through or under Grantor but not otherwise.

There were no tenants in the property as this is new construction.

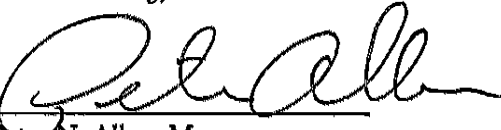
Address of Property: 2114 W. Belmont Ave., Unit #3
Chicago, Illinois 60618

Permanent Index Number(s): 14-19-330-040-0000 (Affects the underlying land)

UNOFFICIAL COPY

DATED this 30th day of April, 2019

Belmont Building, LLC

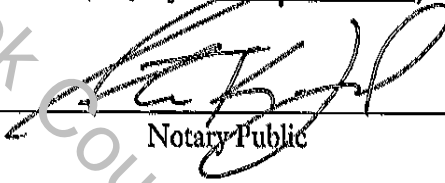
By: 
Peter N. Allen, Manager

State of Illinois)
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter N. Allen, Manager of Belmont Building, LLC, an Illinois limited liability company, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Belmont Building, LLC, as the free and voluntary act and deed of Belmont Building, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of April, 2019.






Notary Public


IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

REAL ESTATE TRANSFER TAX		06-May-2019	
	COUNTY:		315.00
	ILLINOIS:		630.00
	TOTAL:		945.00
14-19-330-040-0000		20190401658339	1-800-743-008

REAL ESTATE TRANSFER TAX		06-May-2019	
	CHICAGO:		4,725.00
	CTA:		1,890.00
	TOTAL:		6,615.00 *
14-19-330-040-0000		20190401658339	1-800-831-648

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

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EXHIBIT "A"

Legal Description:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2114 W. BELMONT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1911506132 IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, AND ROOF AREA L.C.E. FOR UNIT 3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-12-330-040-0000 (affects underlying land)

Address: 2114 W. Belmont Avenue, Unit #3
Chicago, Illinois 60618

Property Of Cook County Clerk's Office