

# UNOFFICIAL COPY

Doc#. 1915017039 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/30/2019 12:14 PM Pg: 1 of 3

Dec ID 20190501674300  
ST/CO Stamp 0-509-802-400 ST Tax \$389.00 CO Tax \$194.50  
City Stamp 1-774-030-752 City Tax: \$4,084.50

## WARRANTY DEED ILLINOIS STATUTORY

(Individual to LLC)

THE GRANTOR, THOMAS S. RUDNICK, married and currently residing at 2214 Nine Oaks Drive, NW, Kennesaw, GA 30152, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, CHICAGO PROPERTIES, LLC, an Iowa limited liability company having a primary business address of 4927 Westland Dr Ames IA, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: 5084

See attached legal description attached hereto as Exhibit A

SUBJECT TO: Covenants, conditions, and restrictions of record public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

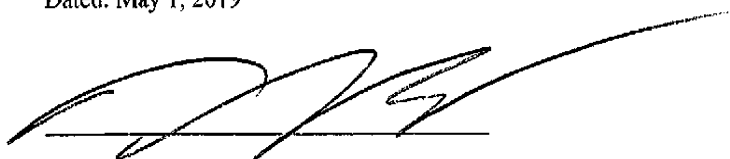
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. NOTE: This is non-homestead, investment property as to the Grantor.

TO HAVE AND TO HOLD said premises in severalty, forever.

Permanent Real Estate Index Number(s): 14-29-100-040-1024

Address(es) of Real Estate: 3151 N. LINCOLN AVE., UNIT 303, CHICAGO, ILLINOIS 60657

Dated: May 1, 2019




THOMAS S. RUDNICK

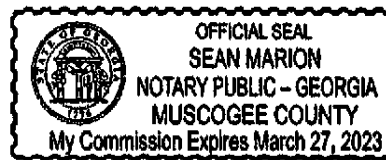
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STATE OF GEORGIA, COUNTY OF MUSCOGEE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT THOMAS S. RUDNICK, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1<sup>st</sup> day of May, 20 19.

 (Notary Public)



**Prepared by:**

Jeffrey D. Woods, Esq.  
716 Maclean Ave.,  
Kenilworth, Illinois 60043

**Mail to:**

Chicago Properties, LLC  
4927 Westbard Ave.  
AMES, IA 50014

**Name and Address of Taxpayer:**

Chicago Properties, LLC  
4927 Westbard Ave.  
AMES, IA 50014

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## EXHIBIT "A" / LEGAL DESCRIPTION

### Parcel 1:

Unit 303 in Lincoln Lofts Condominium, as delineated on the survey of Lots 3 through 13, both inclusive, in John P. Altegeld's subdivision of Blocks 1, 2, 3, 4, and 7 and the North 1/2 of Block 6 in the subdivision of that part lying Northeasterly of the Center Line of Lincoln Avenue, of the Northwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian;

Which survey is attached as Exhibit "A" to the declaration of condominium ownership recorded September 3, 1996 as document 96672710 in the common elements appurtenant to said unit, as set forth in said declaration, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of parking space 29, a limited common element as set forth in the Declaration of Condominium Aforesaid, in Cook County, Illinois.

Property of Cook County Clerk's Office