



195701961NB
Warranty Deed

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Doc#: 1916349145 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/12/2019 11:19 AM Pg: 1 of 2

ILLINOIS

Dec ID 20190601699708
ST/CO Stamp 1-647-869-856 ST Tax \$507.50 CO Tax \$253.75
City Stamp 0-574-128-032 City Tax: \$5,328.75

Above Space for Recorder's Use Only

THE GRANTOR(s) BAS 4 Development, LLC, an Illinois limited liability company, of the Village of Northbrook, County of Cook State of Illinois 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 John Greene and Eva Greene, Husband and Wife, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; Condominium Association Declaration and Bylaws and One (1) year Limited Warranty waiving the Implied Warranty of Habitability between Seller and First Grantee.

ADDRESS: 3024 W. Armitage Avenue, Unit 2, P10, Chicago, Illinois 60647
PIN: 13-36-116-032-0000 and 13-36-116-033-0000 (affect: this and other properties)

The date of this deed of conveyance is June 10, 2019.

BAS 4 DEVELOPMENT, LLC, an Illinois
limited liability company
By: GML Properties, Inc., Member



(SEAL) Gary Levitas, President

(SEAL)

(SEAL)

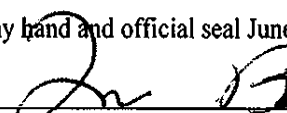
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, President of GML Properties, Inc., Member of BAS 4 Development LLC an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(they) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

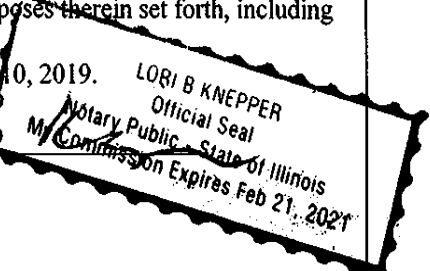
Impress Seal Here

(My Commission Expires _____)

Given under my hand and official seal June 10, 2019.



Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 3024 W. Armitage Avenue, Unit 2, P10, Chicago, Illinois 60647

Unit 2 and P10 in the 3024 W. Armitage Condominiums as delineated on a survey of the following described parcel of land;

Lots 3, 4 and 5 in a Subdivision of Lots 49, 50, 51, 52, 53, inclusive in Palmer Place Addition, a Subdivision of part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, excepting therefrom that part lying below 12.50 feet and South of a line described as: Commencing at the Southeast corner of Lot 5; thence Northerly along the East line of said Lot 5, 52.63 feet, more or less, to the intersection of said East line with the centerline and centerline extended of an interior wall; thence along said centerline and centerline extended of an interior wall for the next eight calls, Westerly 27.20 feet; Southerly 13.92 feet; Westerly 27.83 feet; Northerly 6.75 feet; Westerly 11.58 feet; Southerly 27.67 feet; Easterly 8.69 feet; Southerly 17.00 feet to its intersection with the South line of said Lot 3 at a point 16.96 feet, more or less, Easterly of the Southwest corner of said Lot 3,

Which survey is attached as exhibit "A" to the Declaration of Condominium recorded May 29, 2019 as document 1914934054, as amended from time to time, together with it's undivided percentage interest in the common elements, in Cook County, Illinois

This instrument was prepared by:
Ruchim & Hudson, P.C.
Mitchell B. Ruchim
3000 Dundee Road, #415
Northbrook, Illinois 60062

Send subsequent tax bills to:

John Greene and Eva Greene

3024 W. ARMITAGE

UNIT 2

CHICAGO, IL
60647

Recorder-mail recorded document to:

John Greene and Eva Greene

3024 W. Armitage
UNIT 2

Chicago, IL 60647