

# UNOFFICIAL COPY



\*1917541211D\*

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc# 1917541211 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/24/2019 02:21 PM PG: 1 OF 4

THE GRANTOR, **TMJC HOLDINGS LLC**, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to

Richard ~~Lee~~ Gazdzik,

of 307 N. Rolling View, San Antonio, TX 78253,  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT 3**  
**2537 W. CORTLAND ST.**  
**CHICAGO, ILLINOIS 60647**

Permanent Real Estate Index Numbers: **13-36-413-010-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 19 day of June, 2019.

**TMJC HOLDINGS LLC,**  
an Illinois limited liability company

By:   
Its: Manager

1965A011081CP  
Utm 1012

S ✓  
P 4  
S ✓  
M ✓  
SC ✓  
E ✓  
INT JA

REAL ESTATE TRANSFER TAX		24-Jun-2019
	CHICAGO:	4,162.50
	CTA:	1,665.00
	TOTAL:	5,827.50 *

13-36-413-010-0000 | 20190601695464 | 1-263-992-736

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

REAL ESTATE TRANSFER TAX		24-Jun-2019
	COUNTY:	277.50
	ILLINOIS:	555.00
	TOTAL:	832.50

13-36-413-010-0000 | 20190601695464 | 1-582-714-976

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jamie Childs, personally known to me to be the Manager of TMJC HOLDINGS LLC, 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 and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14 day of June, 2019.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Mail To:

Dana Siragusa  
25 E. Washington  
Suite 700  
Chicago, IL 60602

Name and Address of Taxpayer:

Rich Gazdzik  
2537 W. CORTLAND ST.  
Unit 3  
Chicago, IL 60647

Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, IL 60603

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## EXHIBIT A

## LEGAL DESCRIPTION

## PARCEL 1:

UNIT NUMBER 3 IN THE 2537 W. CORTLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN DYMOND'S SUBDIVISION OF THE WEST ½ OF BLOCK 3 IN JOHNSON'S SUBDIVISION OF THE EAST ½ OF THE OF THE SOUTHEAST ¼ 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 **1910034158** 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, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2019 AS DOCUMENT **1910034158**.

PIN(S): 13-36-413-010-0000 (underlying)

Common Address: UNIT 3  
2537 W. CORTLAND ST.  
CHICAGO, ILLINOIS 60647

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EASEMENTS RECORDED AS DOCUMENT NUMBERS LR2821456 AND LR2821458.

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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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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