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Doc#: 1918413073 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/03/2019 09:56 AM Pg: 1 of 5

Dec ID 20190601615620
ST/CO Stamp 1-787-730-016 ST Tax \$1,215.00 CO Tax \$607.50
City Stamp 0-790-882-400 City Tax: \$12,757.50

After recording mail to:

Arun Divakaruni #2
3852 W Janssen
Chicago IL 60617

Mail subsequent tax bills to:

Arun Divakaruni
3852 W Janssen
Chicago IL 60617 #2

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2925726

THIS AGREEMENT between BLOOMFIELD DEVELOPMENT COMPANY, LLC, an Illinois limited liability company (the "Grantor"), and CORI ASHFORD & ARUN v. DIVAKARUNI, unmarried individuals (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantee AS JOINT TENANTS all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the

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hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 1818034019; 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.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

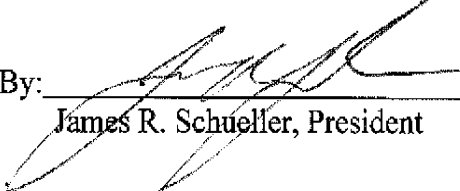
Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

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Dated this 27th day of June, 2019.

BLOOMFIELD DEVELOPMENT COMPANY,
LLC,
an Illinois limited liability company

By: 
James R. Schueller, President

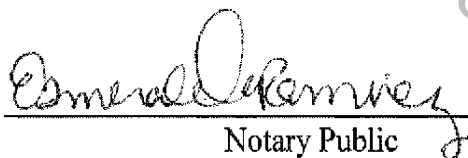
This instrument was prepared
by:

James R. Schueller, Esq.
1220 Princeton Place
Wilmette, IL 60091

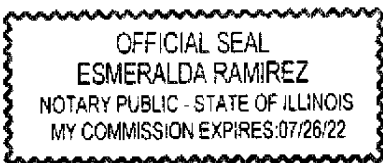
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Esmeralda Ramirez, a Notary Public in and for said County and State, do hereby certify that James R. Schueller, President of BLOOMFIELD DEVELOPMENT COMPANY, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his 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 27th day of June, 2019.


Notary Public

Commission expires _____



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EXHIBIT A

PARCEL 1: UNIT 2 IN 3852 NORTH JANSSEN CONDOMINIUMS AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 IN THE RESUBDIVISION OF LOTS 7 AND 8, AND THE EAST HALF OF LOT 6 IN BLOCK 5 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1894 AS DOCUMENT NO. 2005534;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 29, 2018 AS DOCUMENT NUMBER 1818034019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACES NO. P-2, P-4 & P-5 AND ROOF LIMITED COMMON ELEMENT FOR UNIT 2, AS LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3852 NORTH JANSSEN AVENUE, UNIT 2, CHICAGO, ILLINOIS 60613

Tax I.D. #: 14-20-106-064-1002

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes and assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 1818034019 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
6. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
7. Covenants, conditions, agreements, building lines and restrictions of record.
8. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
9. Liens, encroachments and other matters over which First American Title Insurance Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 4, 6, 7, or 8 above shall not prohibit the Grantee's use of the Unit as a condominium residence.