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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)

Doc#: 1919013177 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/09/2019 10:46 AM Pg: 1 of 3

Dec ID 20190601607185
ST/CO Stamp 1-608-804-448 ST Tax \$1,085.00 CO Tax \$542.50
City Stamp 0-100-722-784 City Tax: \$11,392.50

THE GRANTOR, Phoenix Builders Group, LLC an Illinois Limited Liability Company, created and 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 the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Joseph^A Dockrey and Joanna^A Dockrey, husband and wife, as tenants by the entirety (**GRANTEE'S ADDRESS**) 2317 North Greenview Avenue, Chicago, IL 60614 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and make a part hereof

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 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 provision of said declaration were recited and stipulated at length herein.

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 14-32-422-030-0000
Address(es) of Real Estate: 1660 North Dayton Street, Unit I, Chicago, IL 60614-5510

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 17th day of June, 2019.

Phoenix Builders Group, LLC
an Illinois Limited Liability Company

By: Brendan Fox
Brendan Fox
Manager

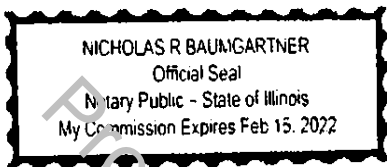
Chicago Title 19GSA255126LP RJL 1 OF 2


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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 Brendan Fox personally known to me to be the Manager of the Phoenix Builders Group, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors 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 17th day of June, 2019.





(Notary Public)

Prepared By:

Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, IL 60642

Mail To:

Justin C. Strane, Esq.
53 W. Jackson Boulevard
Suite 1760
Chicago, IL 60604

Name & Address of Taxpayer:

Joseph Dockrey and Joanna Dockrey
1660 N. Dayton Street, Unit 1
Chicago, IL 60614

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 19GSA255126LP

1660 North Dayton Street

For APN/Parcel ID(s): 14-32-422-030-0000

UNIT 1 IN THE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 100 IN BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT ~ TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office