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FIRST AMERICAN TITLE

FILE # 295108108-6

Doc#. 1925408148 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 09/11/2019 10:05 AM Pg: 1 of 3

**WARRANTY DEED**

**Statutory (ILLINOIS)**

Dec ID 20190901683032

ST/CO Stamp 0-806-177-376 ST Tax \$178.50 CO Tax \$89.25

City Stamp 1-825-753-696 City Tax: \$1,874.25

This instrument was prepared by:

Scott A. Weinstein

Field and Goldberg, LLC

10 S. LaSalle St., Suite 2910

Chicago, IL 60603

\_\_\_\_\_  
ABOVE SPACE FOR RECORDER'S USE

As of this 28 day of Aug., 2019, THE GRANTOR, **NORMAN H. DYNNESEN**, an unmarried person, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **ELITEPROPERTIES, LLC**, an Illinois limited liability company, of 1714 West Sunnyside, Chicago, IL 60640, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, 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 Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

PIN: 14-05-328-040-1009

Address of Real Estate: 5655 North Magnolia Avenue, Unit 1E, Chicago, IL 60660

**THIS IS NOT HOMESTEAD PROPERTY**

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IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective the day and year first above written.

Norman H. Dynneson  
NORMAN H. DYNNESEN

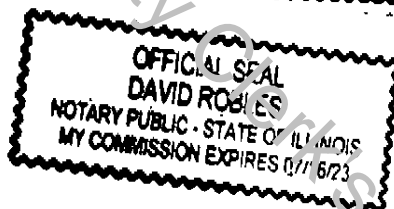
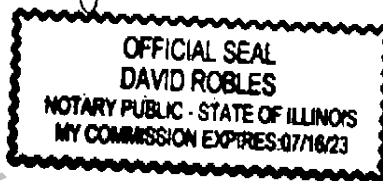
STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **NORMAN H. DYNNESEN**, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of Aug., 2019.

David Robles  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_



Record and Mail to:  
Nicholas Geroulis  
613 W. 16th Street  
Chicago, Illinois 60616

Send Subsequent Tax Bills to:  
ELITEPROPERTIES, LLC  
1714 West Sunnyside  
Chicago, IL 60640

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## EXHIBIT A

### LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

UNIT NO. 5655-1E, IN THE MAGNOLIA COURT CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 37, 38 AND 39, IN BLOCK 9, IN CAIRNDUFF'S ADDITION TO EDGEWATER, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 22, 2007, AS DOCUMENT NO. 0717315002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office