

# UNOFFICIAL COPY

**FIRST AMERICAN TITLE**  
**FILE #** 2956868-1

Doc#: 1925434036 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/11/2019 10:08 AM Pg: 1 of 3

**WARRANTY DEED**  
**Statutory (ILLINOIS)**

Dec ID 20190901683202  
ST/CO Stamp 0-903-449-184 ST Tax \$1,600.00 CO Tax \$800.00  
City Stamp 1-771-686-496 City Tax: \$16,800.00

This instrument was prepared by:  
Scott A. Weinstein  
Field and Goldberg, LLC  
10 S. LaSalle St., Suite 2910  
Chicago, IL 60603

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ABOVE SPACE FOR RECORDER'S USE

As of this 5 day of September, 2019, THE GRANTOR, **PIONEER MAGNOLIA, LLC**, an Illinois limited liability company, 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.

**THIS IS NOT HOMESTEAD PROPERTY**

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed to be effective the day and year first above written.

**PIONEER MAGNOLIA, LLC,**  
**an Illinois limited liability company**

By: PIONEER MANAGER, INC,  
 an Illinois corporation, its Manager

By: [Signature]  
 Name: James B. Peterson, Jr.

Its: President

STATE OF Illinois  
 COUNTY OF COOK ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **JAMES B. PETERSON, JR.**, the President of **PIONEER MANAGER, INC.**, an Illinois corporation, being the Manager of **PIONEER MAGNOLIA, LLC**, an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of **PIONEER MAGNOLIA, LLC**, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5<sup>th</sup> day of September, 2019.

[Signature: Stephanie Kickels]  
 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. 5657-2E, 5657-2W, 5657-3E, 5657-GE, 5657-GW, 5659-1E, 5659-1W, 5659-2E, 5659-E, and 5659-3W, 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.

<b>Address of Real Estate</b>	<b>Permanent Index Nos.</b>
5657 N. Magnolia Avenue, Unit 2E, Chicago, IL 60660	14-05-328-040-1018
5657 N. Magnolia Avenue, Unit 2W, Chicago, IL 60660	14-05-328-040-1022
5657 N. Magnolia Avenue, Unit 3E, Chicago, IL 60660	14-05-328-040-1019
5657 N. Magnolia Avenue, Unit GE, Chicago, IL 60660	14-05-328-040-1020
5657 N. Magnolia Avenue, Unit GW, Chicago, IL 60660	14-05-328-040-1024
5659 N. Magnolia Avenue, Unit 1E, Chicago, IL 60660	14-05-328-040-1025
5659 N. Magnolia Avenue, Unit 1W, Chicago, IL 60660	14-05-328-040-1029
5659 N. Magnolia Avenue, Unit 2E, Chicago, IL 60660	14-05-328-040-1026
5659 N. Magnolia Avenue, Unit 3E, Chicago, IL 60660	14-05-328-040-1027
5659 N. Magnolia Avenue, Unit 3W, Chicago, IL 60660	14-05-328-040-1031