

UNOFFICIAL COPY

Doc#: 1925915022 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2019 02:03 PM Pg: 1 of 3

Dec ID 20190801677927
ST/CO Stamp 0-801-704-544 ST Tax \$655.00 CO Tax \$327.50
City Stamp 0-264-833-632 City Tax: \$6,877.50

WARRANTY DEED

PT19-53171
10FZ

Rosenfeld Real Estate Management LLC, Series A, a Delaware limited liability company, 476 Jackson Ave. Glencoe, IL 60022 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Rahul Madan, 659 W. Division, Unit B, Chicago, IL 60610 ("Grantee")**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

** A single man*

See attached legal description

Permanent Real Estate Index Number: 17-04-316-065-0000

Address of Real Estate: 1044 N. Crosby St., Chicago, IL 60610

SUBJECT TO: 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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: August 25, 2019

Rosenfeld Real Estate Management LLC, Series A, a Delaware limited liability company

By: _____

Jonathan Rosenfeld, as Trustee of the Jonathan Rosenfeld Revocable Trust dated February 25, 2015, Manager

By: _____

Lisa Rosenfeld, as Trustee of the Lisa Rosenfeld Revocable Trust dated February 25, 2015, Manager

STATE OF IL)
) SS)
COUNTY OF COOK)



ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Jonathan Rosenfeld, as Trustee of the Jonathan Rosenfeld Revocable Trust dated February 25, 2015** and **Lisa Rosenfeld, as Trustee of the Lisa Rosenfeld Revocable Trust dated February 25, 2015** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 26 day of August, 2019

[Signature]
Notary Public

Commission expires: 7/25/2022

Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer
Rahul Madan
1044 N. Crosby St.
Chicago, IL 60610

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EXHIBIT "A" / LEGAL DESCRIPTION

Parcel 1:

That part of lots 1, 2, 3 and 4 together with all of the vacated alley lying Southwesterly of and adjoining said lot 2 and all of the vacated alley lying Northwesterly of and adjoining said lot 1, all in Owner's Resubdivision of Block 92 in Elston's Addition to Chicago, in the West half of the Southwest Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 2, being the intersection of the Southerly line of West Hobbie Street and the Westerly line of North Crosby Street, thence Southwesterly, along the Southerly line of West Hobbie Street, 8.00 feet to the point of beginning; thence Southeasterly, along a line 8.00 feet westerly of and parallel with the Westerly line of North Crosby Street, being a line forming an angle of 90 degrees, 02 Minutes, 02 Seconds as measured Southwest to Southeast, 23.19 feet; thence Southwesterly along a line parallel with the Southerly line of West Hobbie Street, 49.26 feet; thence Northwesterly, at right angles to the last described line, 23.19 feet to the Southerly line of West Hobbie Street, Thence Northeasterly, 19.24 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement for use enjoyment, ingress and egress for the benefit of Parcel 1 aforesaid, as created by Declaration of Easements, restrictions and Covenants for River Village Townhomes Homeowners Association dated August 15, 2003 and recorded August 19, 2003 as Document No. 0323139068, as amended from time to time.