UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR,
1756 West Cornelia LLC,
an Illinois Limited Liability Company

of the City of Chicago, County of Cook, State of Illinois, For and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid,

CONVEY and WARRANT to
David Gershenzon and
Briana Pauen,
Husband and wife,
3411 Vantage I are 15000 to Rosses,
Glenview, IL 60057

1928506016D

Doc# 1928806016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDWARD M. HOODY COOK COUNTY RECORDER OF DEEDS DATE: 10/15/2019 09:51 AM PG: 1 OF 3

As Tenants by the Entire'y, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NO. 2 IN THE 1756 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 21 IN BLOCK 1 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUPPLIVISION OF THE SOUTHWESTERLY HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1221(2), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS
PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1927416171

STREET ADDRESS: 1756 W. Cornelia, Unit 2, Chicago, IL 60657 PERMANENT TAX INDEX NUMBER: 14-19-404-011-0000 (Underlying)

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easen.en's oppurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not

Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premise forever.

DATED this 35 day of September, 2019

1756 West Cornelia LLC, an Illinois Limited Liability Company

By:

Its: Member

Member	REAL ESTATE TRAN	SFER TAX	02-Oct-2019
	40 Pin	CHICAGO: CTA: TOTAL:	6,465.00 2,586.00 9,051.00 *
0,	14-19-404-011-0000	20190901698568	0-243-140-192
700	* Total does not includ	e any applicable penal	ty or interest due.
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Ox	REAL ESTATE TRANSFE		07-Oct-2019
C		COUNTY: ILLINOIS: TOTAL:	431.00 862.00 1,293.00
		750	

REAL ESTATE TRANSFER TAX			07-Oct-2019	
			COUNTY:	431,00
		(Sec.)	ILLINOIS:	862.00
			TOTAL:	1,293.00
	14-19-404	L011-0000	20190901698568	0.423.827.040

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OFFICIAL CO State of Illinois **County of Cook**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Lynx SN Chan, personally and as Member of 1756 West Cornelia LLC, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including

the release and waiver of the right of homestead. Given under my hand and official seal, this 20 day of September 2019. ✓Notary Public The Notary Pub ic a loresaid is an attorney-at-law TERESA A FRUSTACI employee of an atto ney ac-law and is therefore exempt OFFICIAL SEAL from recording a Notary Accord pursuant to Section 3-102(d) lotary Public, State of Illinois of the Illinois Notary Public Act. My Commission Expires March 11, 2022 Commission expires: Of Colling Clort's Office This instrument prepared by: Leo G. Aubel Howard & Howard 200 S. Michigan Ave. Suite 1100 Chicago, IL 60637 Send subsequent tax bills to: David Gershenzon 1756 W. Cornelia, Unit 2 Chicago, IL 60657 Mail to: Louis Levinson 33 N. LaSalle St., Suite 3200 Chicago, IL 60602

RECORDER'S OFFICE BOX NO.

OR