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WARRANTY DEED

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

Doc# 1928806016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2019 09:51 AM PG: 1 OF 3

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 Lane 1500 W. Roscoe St.

Glenview, IL 60025 #217

Chicago IL 60657

As Tenants by the Entirety, 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 SUBDIVISION 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 1927416171, 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 easements appurtenant 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

S ✓
P 3
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Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

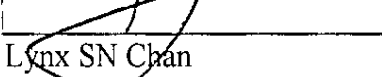
19102096 1/2

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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 25th day of September, 2019

1756 West Cornelia LLC, an Illinois Limited Liability Company

By: 
Lynx SN Chan

Its: Member

REAL ESTATE TRANSFER TAX		02-Oct-2019
	CHICAGO:	6,465.00
	CTA:	2,586.00
	TOTAL:	9,051.00 *
14-19-404-011-0000 20190901698568 0-243-140-192		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Oct-2019
	COUNTY:	431.00
	ILLINOIS:	862.00
	TOTAL:	1,293.00
14-19-404-011-0000 20190901698568 0-423-827-040		

Property of Cook County Clerk's Office

