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WARRANTY DEED
ILLINOIS STATUTORY

JOINT TENANTS

Doc#: 1931055272 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2019 12:40 PM Pg: 1 of 3

Dec ID 20191001624696
ST/CO Stamp 0-841-301-600 ST Tax \$824.00 CO Tax \$412.00
City Stamp 0-970-572-128 City Tax: \$8,652.00

CTIC No.: 19ST-03054 LP

THE GRANTOR, **DEVELOPMENT GROUP, LLC - DEARBORN**, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to **MICHAEL SULLIVAN** and **ALLISON GIERMAK**, of CHICAGO, ILLINOIS of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

TO HAVE AND TO HOLD said premises as ~~Joint Tenants forever~~ ^{tenants by the entirety}

Permanent Real Estate Index Number(s): 17-06-411-013-0000

Address(es) of Real Estate: **1057 NORTH PAULINA STREET, UNIT ONE
CHICAGO, ILLINOIS 60622**

In Witness Whereof, said party of the first part has caused its corporate seal to be here unto affixed, and has caused its name to be signed to these presents by its Managing Member, this:

9th day of OCTOBER, 2019

DEVELOPMENT GROUP, LLC - DEARBORN

By: 
CHRISTOPHER M. DELEEUW, Managing Member

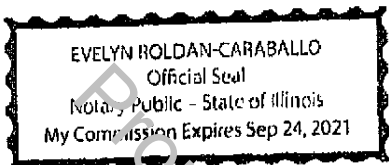
Chicago Title 19ST03054LP RJL 1 OF 2

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **CHRISTOPHER M. DELEEUW**, personally known to me to be the Managing Member of the **DEVELOPMENT GROUP, LLC - DEARBORN**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such **CHRISTOPHER M. DELEEUW** signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of OCTOBER, 20 19.



Evelyn Roldan-Caraballo
Notary Public

Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602

Mail to: James P. Hager
1505 Wacker Dr. #1400
Chicago IL 60606

Name and Address of Taxpayer:
Michael Sullivan
1057 W. Oakland St Unit C4
Chicago IL 60622

"Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 19ST03054LP

For APN/Parcel ID(s): 17064110130000

Parcel 1:

Unit 1 in 1057 North Paulina Street Condominium, as delineated on a survey of the following described parcel of real estate; Lot 13 in Block 7 in Subdivision of Blocks 5, 6 and 7 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14 (Ack. by WM S. Johnston and Others) East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 18, 2019 as document 1929134126, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of the parking space P-1, a limited common element, as delineated on a survey attached to the declaration aforesaid recorded as document 1929134126.

Property of Cook County Clerk's Office