

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

This instrument was prepared by:

Laurie A. Levin
Fox Swibel Levin & Carroll LLP
200 West Madison Street
Suite 3000
Chicago, Illinois 60606

After recording return to:

Amy Ward Ogrin
Griffin & Gallagher, LLC
10001 S. Roberts Road
Palos Hills, IL 60465

Send Tax Bills to:
2539 North Wayne LLC
5706 Astony Court
Hinsdale, IL 60521

2041190577960
1st CTI
J. Cook



Doc# 1932534115 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2019 02:10 PM PG: 1 OF 4

The GRANTOR, 2541 Wayne LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 2539 North Wayne LLC, an Illinois limited liability company, the GRANTEE, of the Village of Hinsdale, State of Illinois, all interest in the following described real estate situated in the City of Chicago, County of Cook, the State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by this reference:

TO HAVE AND TO HOLD the said premises as above described, unto the Grantee, its successors and assigns, forever;

And the Grantor, for itself and its successors, do covenant, promise and agree to and with the Grantee and its successors and assigns, that Grantor 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 Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference.

Permanent Index Number: 14-29-315-007-0000 and 14-29-315-008-0000

Common Address: 2539-2541 North Wayne Ave, Chicago, IL 60614

[Remainder of page intentionally blank – signature page follows]

Box 400

S Y
P 4
S
M X
SC
E X
INT

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and date written below.

DATED this 8th day of November, 2019.

GRANTOR:
2541 Wayne LLC, an Illinois limited liability company

By: *Ben Shapiro*
Name: Benjamin Shapiro
Its: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Benjamin Shapiro the President of 2541 Wayne LLC, an Illinois limited liability company, who is 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 own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of November, 2019.

Malgorzata M. Bogdanowicz
Notary Public



REAL ESTATE TRANSFER TAX		20-Nov-2019
	COUNTY:	892.50
	ILLINOIS:	1,785.00
	TOTAL:	2,677.50
14-29-315-007-0000 20191101646506 1-616-570-720		

REAL ESTATE TRANSFER TAX		20-Nov-2019
	CHICAGO:	13,387.50
	CTA:	5,355.00
	TOTAL:	18,742.50
14-29-315-007-0000 20191101646506 0-706-029-920		

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

LOTS 12 AND 13 IN THE SUBDIVISION OF THAT PART OF LOT 13 OF COUNTY CLERK'S DIVISION OF BLOCK 43 OF SHEFFIELD'S ADDITION TO CHICAGO LYING WEST OF THE RIGHT OF WAY OF CHICAGO AND EVANSTON RAILROAD AND EAST OF WARD STREET IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-29-315-007-0000 and 14-29-315-008-0000

Common Address: 2539-2541 North Wayne Ave, Chicago, IL 60614

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and subsequent years not yet due and payable.

2. Covenants and agreements as to easements for right of way for street purposes in the 45 feet North of and adjoining the Land described herein as expressed in Deed dated March 10, 1891 and recorded May 2, 1891 as document no. 1480680.

(Affects Lot 13)

3. Possible easements for utilities along the East line of the land per overhead wires shown on survey prepared by M M Surveying Co., Inc., dated October 24, 2018, Order No. 91522.

(Affects Lot 13)

4. An encroachment of the concrete situated on said Land into or onto the adjoining land on the South, as disclosed by survey prepared by M M Surveying Co., Inc., dated October 24, 2018, Order No. 91522.

(Affects Lot 13)

Property of Cook County Clerk's Office