

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)



Doc# 1933742062 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 03:26 PM PG: 1 OF 4

THE GRANTOR, **SEMINARY DEVELOPMENT LLC**, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Yang Su

of 20 N. Tower Road., #9BW, Oakbrook, IL 60523, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT 25  
2617 N. SEMINARY AVE.,  
CHICAGO, ILLINOIS 60614

Permanent Real Estate Index Numbers: 14-29-410-024-0000; 14-29-410-025-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers this 16 day of November, 2019.

**SEMINARY DEVELOPMENT LLC**,  
an Illinois limited liability company

By:   
Name: Sabina Szura  
Its: Manager

**SEMINARY DEVELOPMENT LLC**,  
an Illinois limited liability company

By:   
Name: Joanna Szura  
Its: Manager

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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 Sabina Szura and Joanna Szura, personally known to me to be the Managers of SEMINARY DEVELOPMENT LLC, and 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 as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26 day of November, 2019.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Mail To:


Lisa Saul  
24 W. Erie Street Suite 4A  
Chicago, IL 60654

Name and Address of Taxpayer:

Yang Su  
  
2617 N. Seminary Ave.  
Unit 2S  
Chicago, IL 60614



Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		02-Dec-2019
	CHICAGO:	4,931.25
	CTA:	1,972.50
	TOTAL:	6,903.75 *

14-29-410-024-0000 | 20191101651351 | 0-586-504-544

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

REAL ESTATE TRANSFER TAX		02 Dec-2019
	COUNTY:	328.75
	ILLINOIS:	657.50
	TOTAL:	986.25

14-29-410-024-0000 | 20191101651851 | 0-614-701-408

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER **2S** IN THE 2617 N. SEMINARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 32 AND 33 IN BICHL'S SUBDIVISION OF BLOCK 1 OF LILL AND DIVERSEY'S SUBDIVISION OF OUTLOTS 11 AND 12 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2019 AS DOCUMENT NUMBER 1926806212 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE **P-5** A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED SEPTEMBER 25, 2019 AS DOCUMENT NUMBER 1926806212 AND AS AMENDED FROM TIME TO TIME.

PIN(S): 14-29-410-024-0000; 14-29-410-025-0000 (underlying)

Common Address: UNIT **2S**  
2617 N. SEMINARY AVE.,  
CHICAGO, ILLINOIS 60614

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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