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A19-3726SA

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STEPHEN MEYER AND
SAMANTHA HANDEL-MEYER
2430 W. MOFFAT ST., UNIT 2
CHICAGO, IL 60647

Doc#. 2001415142 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/14/2020 12:50 PM Pg: 1 of 2

Dec ID 20200101688873
ST/CO Stamp 0-774-487-392 ST Tax \$450.00 CO Tax \$225.00
City Stamp 1-197-114-208 City Tax: \$4,725.00

WARRANTY DEED

GRANTOR(S):

KK COURT INVESTMENTS, INC.,
a corporation created and
existing under and by virtue of the laws
of the State of Illinois and duly authorized
to transact business in the State of Illinois

Currently Maintaining Office at:
164 Michael John Dr.
Park Ridge, IL 60068

(The Above Space for Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to: **STEPHEN G MEYER AND SAMANTHA J HANDEL**
MEYER, husband and wife, as tenants by the entirety

the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: UNIT 2 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, STORAGE SPACE S-3, LIMITED COMMON ELEMENTS IN THE 2430 W. MOFFAT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 38 IN COLEHOUR SUBDIVISION OF BLOCK 4 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 08, 2019 AS DOCUMENT NUMBER 1924034077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: (UNDERLYING PIN) 13-36-414-029-0000

PROPERTY ADDRESS: 2430 W. MOFFAT ST., UNIT 2, CHICAGO, IL 60647

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) drainage ditches, tiles and laterals, if any; (o) Certificate of Limited Warranty for Unit and Common Elements for period not exceeding one year.

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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 UNIT IS NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.

DATED this 10th day of January, 2020.

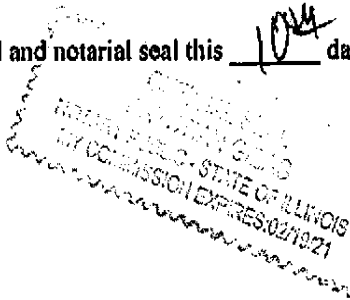
KK COURT INVESTMENTS, INC.,
an Illinois Corporation


by: Krystian Krypla, its President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that Krystian Krypla, as President of KK COURT INVESTMENTS, INC, and not individually, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his own free and voluntary act, as Declarant as aforesaid, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal this 10th day of January, 2020.




NOTARY PUBLIC

Prepared by: Wyszynski and Associates, P.C. 2500 E. Devon Ave., Ste. 250, Des. Plaines, IL 60018

REAL ESTATE TRANSFER TAX		13-Jan-2020
	CHICAGO:	3.375 00
	CTA:	1.350 00
	TOTAL:	4.725 00 *

REAL ESTATE TRANSFER TAX		13-Jan-2020
 	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00

13-36-414-029-0000 | 20200101688873 | 1-197-114-208

20200101688873 | 0-774-487-392

* Total does not include any applicable penalty or interest due