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2002841227D

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

Doc# 2002841227 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/28/2020 04:00 PM PG: 1 OF 4

THE GRANTOR, **2122 CRYSTAL 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

Brian C. King and Katherine E. King, husband and wife, tenancy to
by the entirety

of 744 N. May St., Unit 301, Chicago, IL 60642,
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 2E**
2122 W. CRYSTAL ST.
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Numbers: **17-06-126-041-0000**

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 Manager this 22 day of January, 2020.

19GSA011143LA
MM 10/2

2122 CRYSTAL LLC,
an Illinois limited liability company

By: [Signature]
Its: Manager

S Y
P 4
S L
M Y
SC Y
E Y
INT [Signature]

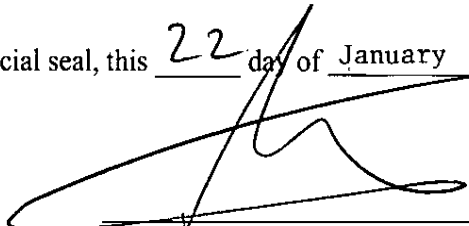
[Handwritten mark]

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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 Jamie Childs, personally known to me to be the Manager of 2122 CRYSTAL LLC, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his 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 22 day of January, 2020.



NOTARY PUBLIC

Mail To:

William Iverson
119 S. Emerson Street, # 262
Mount Prospect, IL 60056


Name and Address of Taxpayer:

Brian C. King and Katherine E. King



2122 W. Crystal St.
Unit 2E
Chicago, IL 60622

Prepared By:

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

| REAL ESTATE TRANSFER TAX | | 23-Jan-2020 |
|---|---------------|-------------------|
|  | CHICAGO: | 5,055.00 |
| | CTA: | 2,022.00 |
| | TOTAL: | 7,077.00 * |
| 17-06-126-041-0000 20200101695923 2-17-487-456 | | |

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

| REAL ESTATE TRANSFER TAX | | 27-Jan-2020 |
|---|---------------|-----------------|
|  | COUNTY: | 337.00 |
|  | ILLINOIS: | 674.00 |
| | TOTAL: | 1,011.00 |
| 17-06-126-041-0000 20200101695923 0-712-387-424 | | |

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER **2E** IN THE 2122 W. CRYSTAL CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 24 (EXCEPT THE WEST 10.94 FEET THEREOF) AND ALL OF LOTS 25 AND 26 IN BLOCK 2 IN PICKETT'S SUBDIVISION OF PART OF LOT 13 IN ASSESSOR'S DIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF HOYNE AVENUE, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2019 AS DOCUMENT NUMBER 1936416070; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE **P-5** AND STORAGE UNIT **S-6**, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2019 AS DOCUMENT NUMBER 1936416070.

PIN(S): 17-06-126-041-0000 (underlying)

Common Address: UNIT **2E**
2122 W. CRYSTAL ST.
CHICAGO, ILLINOIS 60622

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; (I) EASEMENTS RECORDED AS DOCUMENT NUMBERS LR2821456 AND LR2821458.

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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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