

# UNOFFICIAL COPY

PT 1A-54705 19/3  
**WARRANTY DEED**  
ILLINOIS STATUTORY  
COMPANY to INDIVIDUAL(S)

Doc#: 2004246069 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/11/2020 09:25 AM Pg: 1 of 3

Dec ID 20200101689406  
ST/CO Stamp 2-072-959-840 ST Tax \$625.00 CO Tax \$312.50  
City Stamp 1-704-704-864 City Tax: \$6,562.50

MAIL TO:

John Aylesworth, Esq.  
105 W. Madison # 401  
Chicago, IL 60602

NAME/ADDRESS OF TAXPAYER(S):

Allison Duncan  
Penelope Duncan  
Robert Duncan  
Unit 304  
3154 North Southport Avenue  
Chicago, Illinois 60657

RECORDER'S STAMP

The Grantor, 3150 N. SOUTHPORT, LLC, an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the Grantee(s):

P.  
D.  
**ALLISON DUNCAN, PENELOPE DUNCAN and ROBERT DUNCAN,**  
As Tenants in Common JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

**See Legal Description attached hereto and made a part hereof.**

Commonly Known as: Unit **304**, 3154 North Southport Avenue, Chicago, Illinois 60657


Three (3) underlying Permanent Index Number(s): 14-29-101-034-0000 (undivided)  
14-29-101-035-0000 (undivided)  
14-29-101-036-0000 (undivided).

**SUBJECT TO:** covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2019 and subsequent.

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Dated this 31 day of **January**, 2020.

**3150 N. SOUTHPORT, LLC,**  
an Illinois limited liability company

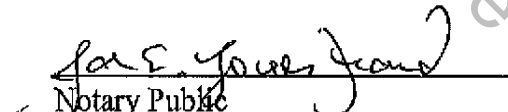
By: X   
Robert Krueger III, a Manager

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 the above signatory, personally known to me to be a Manager of **3150 N. SOUTHPORT, 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 Board of Managers 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 31 day of **January**, 2020.



  
Notary Public

This instrument prepared by

**John E. Lovestrand, Esq.**  
LAW OFFICE OF  
JOHN E. LOVSTRAND, PC  
30 Green Bay Road  
Winnetka, Illinois 60093

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## EXHIBIT 'A' / LEGAL DESCRIPTION

Parcel 1: Unit No. 304 in the 3150 N. Southport Condominiums as delineated on a survey of the following described real estate: Part of Lots 68, 69, 70 and 71 and the North 12 feet of Lot 72 in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4 and 7 and the North 1/2 of Block 6 in the Subdivision of that part lying Northeasterly of the Centerline of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 1935217106, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of G-10 and S-6, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid.

Parcel 3: Non-exclusive Easements for the benefit of Parcel 1 and other property for ingress, egress, use and enjoyment as created by Operating Declaration of Covenants, Conditions, Restrictions and Easements for 3150 N. Southport recorded December 18, 2019 as Document Number 1935217105.

Parcel ID: 14-29-101-034-0000, 14-29-101-035-0000 and 14-29-101-036-0000  
(AFFECTS THE UNDERLYING LAND)

**"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 DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN".**