UNOFFICIAL COPY

WARRANTY DEED

Doc#. 2007013007 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 03/10/2020 09:14 AM Pg: 1 of 2

Dec ID 20200301632651

ST/CO Stamp 2-097-950-560 ST Tax \$478.00 CO Tax \$239.00

City Stamp 2-141-400-928 City Tax: \$5,019.00

THE GRANTOR(S), 2911-13 W LYNDALE LLC., an Illinois Limited Liability Company, of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to SHANNON BERKERY AND DAYTON SHEPPARD, husband and wife of Chicago, Illinois, as TENANTS BY THE ENTIRETY and not as joint tenants with a right of survivorship, or tenants in common the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Property Address: 2911 W Lyndale Street, Unit 2, Chicago, IL 60647

Parcel ID: 13-36-109-092-0000 and 13-36-109-093-0000

SEE A CLACHED LEGAL DESCRIPTION

Dated this day of M au	7020
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2911-13 W Lyndale LLC.	- Y
By: Vladimir Zeleni	
Its Authorized Agent	NAT
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r Sumil	10-10-1
STATE OF I I (MOIS)	
STATE OF TIME (S) COUNTY OF (OOK)	10045

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Vladimir Zeleni, the Authorized Agent of 2911-13 W Lyndale LLC., an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this lay in person and acknowledged that the/she signed, sealed and delivered the said instrument as his/her free and voluntary acc, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of March 2020

North State of March 2020

NOTARY PUBLIC Commission expires 07 10/01/02 7

This instrument was prepared by: Spiegel & DeMale, Il South Street, Suite 902, Chicago, IL 60603

Send Recorded Deed To: Ronak Desai

Frank M. Howard, Attorney 700 Busse Highway, Park Ridge, IL 60068 Mail Tax Bills Tol (1000 texs) Address SHANNON BERKERY AND DAYTON SHEPPARD 2911 W Lyndale Street, Unit 2, Chicago, IL 60647

North American Title Company 1776A S. Naperville Rd #200 Wheaton, IL 60189

2007013007 Page: 2 of 2

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LEGAL DESCRIPTION

Property Address: 2911 W Lyndale Street, Unit 2, Chicago, IL 60647

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PARCEL 1:

UNIT 2 IN THE 2911 W LYNDALE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 9 AND 10 IN BLOCK 2 IN J. JOHNSTON JR.'S SUBDIVISION OF 10 ACRES IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE TYLES PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 22, 2019 AS DOCUMENT NUMBER 1932644103, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P 4, LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

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.

THE 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.