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Doc#: 2014739083 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/26/2020 11:12 AM Pg: 1 of 4

Dec ID 20200401656943
ST/CO Stamp 1-471-886-560 ST Tax \$545.00 CO Tax \$272.50
City Stamp 1-740-879-072 City Tax: \$5,722.50

WARRANTY DEED
Statutory (ILLINOIS)
(Limited Liability Company to Individual)

MAIL TO: **2024962 ②**
Law Office of Matthew Quick
Matthew Quick
900 N. Shore Drive #166,
Lake Bluff, IL 60044

MAIL TAX BILLS TO:
Phillip Surgenor and
Alexandra McConnell
3016 West Belmont Ave, Unit 1N,
Chicago, IL 60618

THE GRANTOR(S): **Barrett Homes, LLC** of 3111 North Lincoln Avenue, Chicago, IL 60657, A Limited Liability Company 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, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company **CONVEYS** and **WARRANTS** to

Phillip Surgenor and Alexandra McConnell, of 3016 West Belmont Ave, Unit 1N, Chicago, IL 60618

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See Attached Legal Description"

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

SUBJECT TO: covenants, conditions, and restrictions of record, Document No (a) and to General Taxes for 2019 and subsequent years.

Permanent Index Number (PIN):13-24-320-033-0000, 13-24-320-035-0000 and 13-24-320-034-0000 (PIQ & OP)

Address of Real Estate: 3016 West Belmont Ave, Unit 1N, LCE P9, Chicago, IL 60618

REAL ESTATE TRANSFER TAX



05-May-2020

COUNTY: 272.50
ILLINOIS: 545.00
TOTAL: 817.50

13-24-320-033-0000

| 20200401656943 | 1-471-886-560

REAL ESTATE TRANSFER TAX



05-May-2020

CHICAGO: 4,087.50
CTA: 1,635.00
TOTAL: 5,722.50 *

| 13-24-320-033-0000 | 20200401656943 | 1-740-879-072

*Total does not include any applicable penalty or interest due

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its
this date: April 30, 2020

Member
Member

Barrett Homes, LLC

Michael Barrett
Michael Barrett, as Member

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 Michael Barrett, as Member of Barrett Homes,
LLC, 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 he signed, sealed and delivered the said instrument as his
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

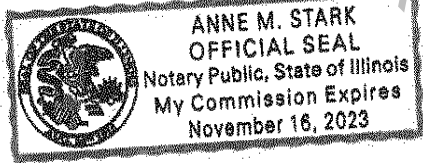
IMPRESS SEAL HERE

Given under my hand and official seal, this date: April 30, 2020

Commission expires 11-16 2023

Anne Stark
(Notary Public)

This instrument was prepared by Anne Stark Griffin & Gallardo, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465



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LEGAL DESCRIPTION:

UNIT 1N IN THE 3016 WEST BELMONT CONDOMINIUMS AS DELINEATED ON A PLAT OF CONDOMINIUM SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 24, 25 AND 26 IN BLOCK 9 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL PROPERTY THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +14.08 FEET AND +25.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +19.28 FEET, +29.08 FEET AND +31.98 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 3.20 FEET NORTH AND 2.18 FEET EAST OF THE SOUTHWEST CORNER OF SAID

LOT 26:

THENCE NORTH, A DISTANCE OF 30.00 FEET;

THENCE EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH, A DISTANCE OF 15.11 FEET;

THENCE EAST, A DISTANCE OF 9.73 FEET;

THENCE SOUTH, A DISTANCE OF 0.71 FEET;

THENCE EAST, A DISTANCE OF 12.52 FEET;

THENCE SOUTH, A DISTANCE OF 5.00 FEET;

THENCE EAST, A DISTANCE OF 8.23 FEET;

THENCE SOUTH, A DISTANCE OF 7.85 FEET;

THENCE WEST, A DISTANCE OF 4.14 FEET;

THENCE SOUTH, A DISTANCE OF 33.24 FEET;

THENCE WEST, A DISTANCE OF 10.45 FEET;

THENCE NORTH, A DISTANCE OF 1.97 FEET;

THENCE WEST, A DISTANCE OF 3.59 FEET;

THENCE SOUTH, A DISTANCE OF 0.96 FEET;

THENCE WEST, A DISTANCE OF 14.38 FEET;

THENCE NORTH, A DISTANCE OF 0.57 FEET;

THENCE WEST, A DISTANCE OF 1.02 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON 3/6/2019 AS DOCUMENT NUMBER 1906506169 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING P9, LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED 3/6/2019 AS DOCUMENT NUMBER 1906506169, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, 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 DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office