




UNOFFICIAL COPY

COOK COUNTY RECORDER OF DEEDS

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		14-Jul-2020
		COUNTY: 310.00
		ILLINOIS: 620.00
		TOTAL: 930.00
14-20-217-008-0000	20200601695543	1-314-899-680

REAL ESTATE TRANSFER TAX		08-Jun-2020
	CHICAGO:	4,650.00
	CTA:	1,860.00
	TOTAL:	6,510.00 *
14-20-217-008-0000	20200601695543	0-828-667-296

* Total does not include any applicable penalty or interest due

COOK COUNTY RECORDER OF DEEDS

RECORDED
JUL 10 2020
CLERK'S OFFICE
COOK COUNTY
ILLINOIS

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UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 3 IN THE 3747 NORTH CLIFTON CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE 9 IN BLOCK 2 IN BUCKINGHAM'S 2ND ADDITION TO LAKE VIEW IN THE NORTHEAST 1.4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED _____, 2020 AS DOCUMENT _____, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 2 AND STORAGE SPACE S-3, BOTH LIMITED COMMON ELEMENTS AS DELINEATED ON THE AFORESAID DECLARATION OF CONDOMINIUM.

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 DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 3747 North Clifton Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-20-217-018-0000

Address of Real Estate: 3727 North Clifton, Unit-3 and L.C.E. Parking Space P-2 and Storage Space S-3, Chicago, Illinois 60613

This instrument was prepared by: Eileen C. Lally, 1120 West Belmont, Chicago, Illinois 60657

UPON RECORDING MAIL TO:

Kent Norit Esq
100 N LaSalle #1700
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Jonathan Robins
3747 N Clifton Unit 3
Chicago IL 60613