# WARRANTY DEED NOFFICIAL COPY

THE GRANTOR	3747 North Clifton, LLC, an Illino limited liability company	is Doc# 2019862003 Fee \$93.00
Illinois and duly auth Illinois, for and in cons good and valuable co WARRANTS in fee Robins, husband and v	nder and by virtue of the laws of the S sorized to transact business in the S sideration of Ten Dollars (\$10.00), and onsideration in hand paid, CONVEY simple unto Jennifer Robins and Jo wife, of Chicago, Illinois,	tate of dother COOK COUNTY RECORDER OF DEEDS  S and nathan
	ty of Cook and State of Illinois, to wi	t:
Permanent Index Num	aber: 14-20-217-008-0000	
Address of Real Estate	e: 3747 North Clifton, Unit 3 Parking P-2, and Los Storag Chicago, I.linois 60613	ge S-3,
AP 200562	o Keriozi	The Control of the Co
together with the tener	ments, hereditaments and appurtenant	ees thereunto belonging or in any wise appertaining.
TO HAVE AND TO HOLD said premises FOREVER.		
		and all right or benefit under and by virtue of any and all of home teads from sale on execution or otherwise.
In Witness When Representative this	eof, the Grantor has caused its nate	me to be signed by these presents by its Authorized ,2020.
State of Illinois, County	of <u>Codl</u> ss.	3747 North Clifton, LLC, an Illinois limited liability company  By:  Authorized Representative
Authorized Representation instrument, appeared before	ve of Grantor, personally known to me to ore me this day in person, and acknowled	he State aforesaid, DO HEREBY CERTIFY that Martin Ronan, be the same person whose name is subscribed to the foregoing ged that he signed, sealed and delivered said instrument as his or, for the uses and purposes therein set forth.
Given under my hand and official seal; this 301 day of		
NOTARY!	OFFICIAL SEAL EILEEN C LALLY PUBLIC - STATE OF ILLINOIS IMISSION EXPIRES:06/27/20	NOTARY PUBLIC  My commission expires on
		•• /

2019862003 Page: 2 of 3

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# RECORDER OF DEEDS

REAL ESTATE TO SEER TAX 14-Jul-2020 COUNTY: 310.00 ILLINOIS: 620,00 TOTAL: 930.00 14-20-217-008-0000 (2020)601695543 | 1-314-899-680

**REAL ESTATE TRANSFER TAX** 

08-Jun-2020

CHICAGO: CTA: TOTAL: 4,650.00 1,860,00

6,510.00 \*

750 OFFICE

14-20-217-008-0000 20200601695543 0-828-867-296

\* Total does not include any applicable penalty or interest una

COOK COUNTY RECORDER OF DEEDS

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## **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 2<sup>ND</sup> 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 GLANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PEAL 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 FASEMENTS 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 receivations of record or contained in the Declaration or reserved by The 3747 North Clifton Condominium Association; (ithe "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:

SEND SUBSEQUENT TAX BILLS TO:

3747 N Chilton Unit.