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Doc#. 2021262226 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/30/2020 02:42 PM Pg: 1 of 4

Dec ID 20200601603682
ST/CO Stamp 1-395-946-208 ST Tax \$750.00 CO Tax \$375.00
City Stamp 0-180-499-168 City Tax: \$7,875.00

Property of Cook County Clerk's Office

WARRANTY DEED

ORNTIC File Number:
Old Republic National Title
9601 Southwest Hghwy
Oak Lawn, IL 60453
312/641-7799

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WARRANTY DEED

THE GRANTOR,
1756 West Cornelia LLC,
an Illinois Limited Liability Company

of the City of Chicago, County of Cook,
State of Illinois,
For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Alan D. Sutherland and
Denise M. Sutherland,
as trustees of the Sutherland
Family Trust dated 9/7/12

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NO. 1 IN THE 1756 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 21 IN BLOCK 1 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 192741671, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 192741671.

STREET ADDRESS: 1756 W. Cornelia, ^{AVE.} Unit 1, Chicago, IL 60657
PERMANENT TAX INDEX NUMBER: 14-19-404-011-0000 (Underlying)

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

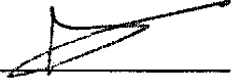
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Oak Lawn, IL 60453
201/6601 1/2

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premise forever.

DATED this 12th day of June, 2020

1756 West Cornelia LLC, an Illinois Limited Liability Company



By: 
Lynx SN Chan

Its: Member

REAL ESTATE TRANSFER TAX		18-Jun-2020
	CHICAGO:	5,625.00
	CTA:	2,250.00
	TOTAL:	7,875.00 *

14-19-404-011-0000 | 20200601603682 | 0-180-499-168

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jun-2020
	COUNTY:	375.00
	ILLINOIS:	750.00
	TOTAL:	1,125.00

14-19-404-011-0000 | 20200601603682 | 1-395-946-208

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