## **UNOFFICIAL COPY**

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

WARRANCY DEED

WARRANCY DEED

OFFICE

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

2021262226 Page: 2 of 4

## **UNOFFICIAL COPY**

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, FEING 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.

THE (EXCLUSIVE) RIGHT TO THE USE CF 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, 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 whit 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.

Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

2021262226 Page: 3 of 4

## INOFFICIAI

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 12 day of June, 2020

1756 West Cornelia LLC, an Illinois Limited Liability Company

By: Lynx SN Chan

DOOP OF

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

EAL ESTATE TRANSFER TAX

18-Jun-2020 COUNTY: 375.00 ILLINOIS: 750.00 TOTAL: 1,125.00

4 - 19 404-011-0000

JA, COMPACIONAL CONTROLOR OFFICE 20200601603682 | 1-395-946-208

<sup>\*</sup> Total does not include any applicable penalty or interest due.

<b>UNOFFICIAL COP</b>	L	JNO	FFI	CIA	L CO	PY
-----------------------	---	-----	-----	-----	------	----

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 Lynx SN Chan, personally and as Member of 1756 West Cornelia LLC, 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. Given under my hand and official seal, this \_day JUNE, 2020 Wotary Public The Notary Public af res lix is an altorney-at-law of employee of an attorney- . Va wand it therefore exemp TERESA A FRUSTACI from recording a Notarial nor re pursuant to Section OFFICIAL SEAL of the Illinois Notary Public N Notary Public, State of Illinois My Commission Expires Commission expires: March 11, 2022 Cook County Clark's Office This instrument prepared by: Leo G. Aubel Howard & Howard 200 S. Michigan Ave. Suite 1100 Chicago, IL 60637 Send subsequent tax bills to: The Sutherland Family Trust 1756 W. Cornelia, Unit 1 Chicago, IL 60657 Mail to: OR

RECORDER'S OFFICE BOX NO.