

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

JOINT TENANTS



2024108042D

Doc# 2024108042 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 09:02 AM PG: 1 OF 3

CTIC No.: 20ST-01739 LP

THE GRANTOR, **DEVELOPMENT GROUP, LLC - MONTAUK**, An Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to **ADNAN HUSSAIN** and **MAUREEN BROCKS**, of CHICAGO, ILLINOIS of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

WF

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year ²⁰²⁰ 2019 and subsequent years, which are not yet due and payable.

TO HAVE AND TO HOLD said premises as ^{tenants by the entirety} Joint Tenants forever.

Permanent Real Estate Index Number(s): 17-06-235-083-0000

Address(es) of Real Estate: 1233 NORTH PAULINA AVENUE, UNIT 3N
CHICAGO, ILLINOIS 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, this:

27 day of JULY, 2020

DEVELOPMENT GROUP, LLC – MONTAUK
An Illinois Limited Liability Company

By: 
CHRISTOPHER M. DELEEUEW, Managing Member

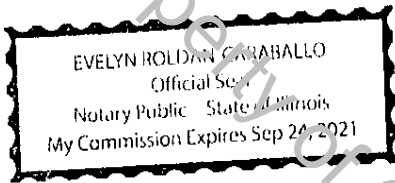
Chicago Title 208101739LP RJS 10/3

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **CHRISTOPHER M. DELEEUEW**, personally known to me to be the Managing Member of the **DEVELOPMENT GROUP, LLC - MONTAUK, An Illinois Limited Liability Company** and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such CHRISTOPHER M. DELEEUEW signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27TH day of JULY, 2020.



Evelyn Roldan - Caraballo
Notary Public


Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602

Mail to: Adnan Hussain
1233 W. Paulina Ave Unit 310
Chicago IL 60622



Name and Address of Taxpayer:
same as above

"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 provision of said declaration were recited and stipulated at length herein."

REAL ESTATE TRANSFER TAX		21-Aug-2020
	CHICAGO:	7,687.50
	CTA:	3,075.00
	TOTAL:	10,762.50 *
17-06-235-083-0000 20200801662349 1-713-222-112		

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

REAL ESTATE TRANSFER TAX		21-Aug-2020
	COUNTY:	512.50
	ILLINOIS:	1,025.00
	TOTAL:	1,537.50
17-06-235-083-0000 20200801662349 0-672-408-032		

UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL 1:

UNIT 3N IN THE 1233 NORTH PAULINA STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 66 (EXCEPT SOUTH PART BEING 44 $\frac{2}{3}$ FEET ON WEST LINE AND 14 $\frac{2}{3}$ FEET ON EAST LINE) AND LOT 67 (EXCEPT PART NORTHEASTERLY OF A LINE BEGINNING ON NORTHWESTERLY LINE 25 $\frac{3}{10}$ FEET SOUTHWESTERLY OF MOST NORTHERLY CORNER, THENCE SOUTHEASTERLY PARALLEL WITH NORTHEASTERLY LINE 75 $\frac{36}{100}$ FEET, THENCE SOUTHEASTERLY 40 $\frac{99}{100}$ FEET TO A POINT ON SOUTHEASTERLY LINE 14 $\frac{35}{100}$ FEET SOUTHWESTERLY OF MOST EASTERLY CORNER) IN MOORMAN'S ADDITION TO CHICAGO, IN THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ~ AS DOCUMENT ~, 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 THE PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT ~.