

UNOFFICIAL COPY

Doc#: 2024821240 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/04/2020 03:42 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

LLC to JOINT TENANTS

Dec ID 20200701631497
ST/CO Stamp 0-311-621-344 ST Tax \$720.00 CO Tax \$360.00
City Stamp 1-917-695-712 City Tax: \$7,560.00

CTIC No.: 20ST-00340 LP

THE GRANTOR, **DEVELOPMENT GROUP, LLC - LASALLE**, 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 **SAMIR PATEL** and **ARTI PHATAK**, 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:

** husband and wife*

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

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

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 premises as Joint Tenants forever.

Permanent Real Estate Index Number(s): **14-31-116-002-0000; 14-31-116-003-0000**

Address(es) of Real Estate: **2237 NORTH HOYNE AVENUE, UNIT 1N
CHICAGO, ILLINOIS 60647**

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:

8th day of FEBRUARY, 2020

DEVELOPMENT GROUP, LLC - LASALLE
An Illinois Limited Liability Company

By: 
CHRISTOPHER M. DELEEUEW, Managing Member

Chicago Title

of 20ST00340LP 1/2

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. DELEEUW**, personally known to me to be the Managing Member of the **DEVELOPMENT GROUP, LLC – LASALLE, 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 he 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 8TH day of FEBRUARY, 20 20.



Evelyn Rodan-Caraballo
Notary Public

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

Mail to: AND

Name and Address of Taxpayer:

Samir Patel & Arti Phatak
2237 N Hoyne Ave unit 110
Chicago, IL 60647

"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."

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 20ST00340LP

For APN/Parcel ID(s): 14-31-116-002-0000 and 14-31-116-003-0000

Parcel 1:

Proposed Unit 1-N in the 2237 North Hoyne Condominium, as delineated on a survey of the following described real estate:

Lots 7 and 8 in Block 9 in Vincent, being a Subdivision of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian (except railroad), which survey is attached as Exhibit "A" attached to the declaration recorded June 19, 2020, as document 2017116009, as amended from time to time, together with it's undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-1 , as limited common elements, as delineated on the survey attached to the Declaration of Condominium recorded as document 2017116009, in Cook County, Illinois.

Proposed of Cook County Clerk's Office