

UNOFFICIAL COPY



Doc# 2028217072 Fee \$93.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 11:37 AM PG: 1 OF 3

Property of Cook County Clerk's Office

AP 2006936 1 of 2
Warranty Deed



After Recording return and mail back to Near North Title Group
222 North La Salle Street Suite 100 Lobby Level
Chicago, Illinois 60601

The Grantee is and send subsequent tax bills to
Thomas J. Smith
3747 North Clifton
Unit 2 and LCE, Parking P-2
Chicago, Illinois 606013

S Y
P 3
S N
M Y
SC Y
E Y
INT Y

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR 3747 North Clifton, LLC, an Illinois limited liability company

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto Thomas J. Smith, a single person of Chicago, Illinois.

All interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-20-217-008-0000

Address of Real Estate: 3747 North Clifton, Unit 2, and LCE, Parking P-2, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX 03-Jun-2020

CHICAGO:	4,031.25
CTA:	1,612.50
TOTAL:	5,643.75 *

14-20-217-008-0000 | 20200501691242 | 1-873-671-584

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

REAL ESTATE TRANSFER TAX 17-Sep-2020

COUNTY:	268.75
ILLINOIS:	537.50
TOTAL:	806.25

14-20-217-008-0000 | 20200501691242 | 1-892-907-488

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 26 day of May, 2020.

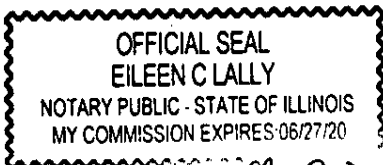
3747 North Clifton, LLC,
an Illinois limited liability company

By: [Signature]
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin Ronan, Authorized Representative of Grantor, personally 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 said instrument as his free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of May, 2020.



[Signature]
NOTARY PUBLIC
My commission expires on _____

AP 2066936 for 108 ✓

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2 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 2ND 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-2, BOTH LIMITED COMMON ELEMENTS AS DELINEATED ON THE AFORESAID DECLARATION OF CONDOMINIUM.

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 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 reservations of record or contained in the Declaration or reserved by The 3747 North Clifton Condominium Association (the "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 2 and L.C.E. Parking Space P-2 and Storage Space S-2, Chicago, Illinois 60613

This instrument was prepared by: Eileen C. Lally, 6200 North Hiawatha, Suite 400, Chicago, Illinois 60646

UPON RECORDING MAIL TO:

Thomas J. Smith
3747 N. Clifton Ave Unit 2
Chicago IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Thomas J. Smith
3747 N. Clifton Ave Unit 2
Chicago IL 60613