

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, SUBSCRIBE 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, with an office located at 5313 Benton Ave., Downers Grove, IL 60515, **FOR AND IN CONSIDERATION OF** Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part



Doc# 2032308179 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/18/2020 02:32 PM PG: 1 OF 3

(The above space for Recorder's use only)

**CONVEYS AND WARRANTS TO** BRYAN LAMBERT, a single man, who resides at 3728 Forest Avenue, Village of Brookfield, County of Cook, State of Illinois, party of the second part, the following described real estate, situated in the County of COOK, in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

UNIT NO. 2 SOUTH-1431 BALMORAL AVENUE IN THE BALMORAL CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 20, 1991 AS DOCUMENT 91672525, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME THE SAME BEING A PART OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BALTIMORAL AVENUE RESUBDIVISION OF SUNDRY LOTS IN GEORGE F NIXON AND COMPANY'S WESTCHESTER, ALSO LOT 41 IN PATRIONSKI AND SPVCHALA SUBDIVISION, ALSO CERTAIN LOTS IN GEORGE F NIXON AND COMPANY'S WESTCHESTER ALL IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-21-101-277-1010

PROPERTY ADDRESS: 1431 BALMORAL AVENUE, UNIT #2S,  
WESTCHESTER, IL 60154

18-Nov-2020	63.75
COUNTY:	ILLINOIS:
127.50	191.25
TOTAL:	
15-21-101-277-1010	20200901689186   0-529-906-656

**TRANSFER STAMP**  
Certification of Compliance

Village of Westchester, Illinois

JM 9/11/2020



**EXHIBIT A**

The Land referred to in this Commitment is described as follows:

UNIT NO. 2 SOUTH-1431 BALMORAL AVENUE IN THE BALMORAL CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 20, 1991 AS DOCUMENT 91672525, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME THE SAME BEING A PART OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BALTIMORAL AVENUE RESUBDIVISION OF SUNDRY LOTS IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER, ALSO LOT 41 IN PATRIONSKI AND SPVCHALA SUBDIVISION, ALSO CERTAIN LOTS IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER ALL IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 15-21-101-277-1010

Property Address: 1431 Balmoral Ave, Unit #2S, Westchester, IL 60154