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 foc ited 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 park



Doc# 2032308179 Fee \$93.00

RHSP FEE:S9.00 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:

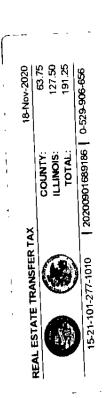
LEGAL DESCRIPTION:

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 7 HF. FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BALTIS BALMORAL 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



TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

Im 9/11/2020

2032308179 Page: 2 of 3

UNOFFICIAL CO

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT TO real estate taxes for 2020 and subsequent years.

AND THE SAID party of the first part does hereby covenant with the said parties of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of SUBSCRIBE LLC.

Dated this 8th day of Sontember 2020.

lbraham, Manager

By: Alan L. Wischhover, Attorney in Fac

State of Illinois

SS

County of COOK)

I, the undersigned, a Notary Public in and for said County in the State Foresaid, DO HEREBY CERTIFY, that ALAN L. WISCHHOVER, Attorney in Fact, for John Wilbraham, Manage, St BSCRIBE LLC, is 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 the said in aroment as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 8th day of September, 2020.

CATHLEEN F HUMMEL OFFICIAL SEAL lotary Public, State of Illinois My Commission Expires November 19, 2023

MAIL RECORDED DEED TO:

Joseph W. Jakubowski

19 Frontage Road 2 OW OYS Frontage R1

Lemont, IL 60439

SEND SUBSEQUENT TAX BILLS TO:

Bryan Lambert

1431-Balmoral Avenue, #28-3728 F02eST AVE. Westchester, IL 60154

Becolfield, IL 60513

This Instrument prepared by: Alan L. Wischhover **WISCHHOVER & Associates** 11757 Southwest Highway Palos Heights, IL 60463

American Land Title Association

INOFFICIAL CO Commitment for Title Insurance Adopted 08-01-2016

Technical Corrections 04-02-2018

EXHIBIT A

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

UNIT NO. 2 SOUTH-1431 BALMORALAVENUE IN THE BALMORAL CONDOMINIUM, AS DELINEATD ON THE PLAT OF SURVEYATTACHED 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 SEET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME THE SAME BEING A PART OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BALTIS BALMORAL AVENUE RESUBDIVISION OF SUNDRYLOTS IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER, ALSO LOT 41 IN PATRIONSKIAND SPVCHALA SUBDIVISION, ALSO CERTAIN LOTS IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER ALL IN THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 15-21-101-277-1010

Jnit#25,

Of Coof Collings Clark's Office Property Address: 1431 Balmcral Avo, Unit #2S, Westchester, IL 60154