

410572416(12)

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

GIT 410572416(12)

MAIL TO:

Mr. Jay Statland, Esq.
330 N. Wabash Ave, Suite 2100
Chicago, IL 60611

Doc# 2104255085 Fee \$88.00

RHSP FEE:\$5.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/11/2021 03:57 PM PG: 1 OF 3

NAME AND ADDRESS OF TAXPAYER:

Thomas Boyle and Lynn Weaver Boyle
2212 N. Halsted Street Unit 3
Chicago IL, 60614

THE GRANTOR, JR RESIDENTIAL DEVELOPMENT, LLC, an Illinois limited liability company, of Chicago, IL, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS, to THOMAS BOYLE and LYNN WEAVER BOYLE, husband and wife, of 625 W. Buckingham Place, 4th Floor, Chicago IL 60657, not as tenants in common and not as joint tenants but as tenants by the entirety, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

See Legal Attached

PIN 14-32-212-038-0000 (underlying) Commonly known as: 2212 N. Halsted, Unit 3, Chicago, IL 60614

Subject to: the Act, the Declaration, the Plat, current real estate taxes not yet due or payable, zoning and building laws and ordinances which do not impair the use of the Property for the current use and which do not materially impair the marketability of title to the Property, roads and highways, easements and building lines of record which do not impair the use of the Property for the current use and which do not materially impair the marketability of title to the Property, the lien of additional taxes which may be assessed by reason of the construction of new or additional improvements on the parcel; liens and other matters, if any, insured over by the title company; acts done or suffered by Purchaser; rights of the public, the State of Illinois the municipality in and to that part of the land, if any taken or used for road purpose; which do not impair the use of the Property for the current use and which do not materially impair the marketability of title to the Property, and the right of way for drainage ditches, feeders, laterals which do not impair the use of the Property for the current use and which do not materially impair the marketability of title to the Property. This deed is subject to all rights easements, covenants, restrictions and reservations contain in said declaration the same as though the provisions of said declaration were reciting and stipulated at length herein.

There were no tenants as this is new construction. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easement appurtenant to the subject unit described herein, the rights and easement for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easement set forth in said Declaration for the benefit of the remaining land described therein.

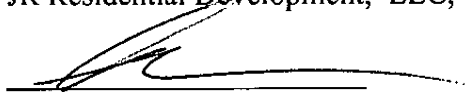
This is not homestead property as to Grantor.

(Signature appears on the following page)

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DATED: 10/27, 2020

JR Residential Development, LLC, Grantor

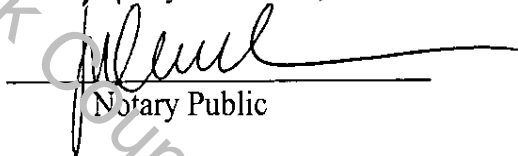
By  its manager Juan Manuel Rosas Raffo

State of) Illinois

County of) DePage

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Juan Manuel Rosas Raffo, Manager of JR Residential Development LLC, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 27 day of October, 2020


Notary Public

NAME AND ADDRESS OF PREPARER:

Law Offices of Laura Picchiatti Cox
470 Michgamme Lane
Lake Forest, Illinois 60045
312-524-0058



REAL ESTATE TRANSFER TAX		30-Nov-2020
COUNTY:	ILLINOIS:	800.00
	TOTAL:	1,600.00
		2,400.00

14-32-212-038-0000 | 20201001639662 | 0-405-153-760

REAL ESTATE TRANSFER TAX		30-Nov-2020
CHICAGO:	CTA:	12,000.00
	TOTAL:	4,800.00
		16,800.00 *

14-32-212-038-0000 | 20201001639662 | 1-755-293-664

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

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Legal Description of 2212 N. Halsted Street, Unit 3, Chicago, IL 60614
PIN 14-32-212-038-0000 (underlying)

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2212 NORTH HALSTED CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2022017216, AS AMENDED FROM TIME TO TIME IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE TO PARKING SPACE NO. G-2 AND STORAGE SPACE NO. S-1, LIMITED COMMON ELEMENTS, AND ELEVATOR L.C.E TO UNIT 3 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.