

UNOFFICIAL COPY



\*21103570100\*

**WARRANTY DEED**

Peggy Vogel  
437 W. North Ave. #303  
Chicago, IL 60610

Doc# 2110357010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2021 10:00 AM PG: 1 OF 4

The Grantor, **Peggy Vogel**, an unmarried person, of 437 W. North Ave. #303, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to:

**PAV, LLC**

to hold all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

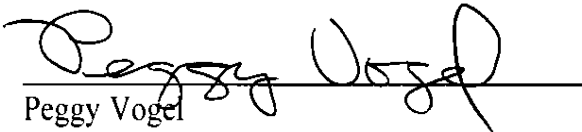
The Grantor hereby covenant with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to convey the same, and that Grantor, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 14-16-300-032-1240

Address of property: 4343 North Clarendon Avenue, Unit 1810, Chicago, IL 60612

Grantee's Address: 437 W. North Ave. #303, Chicago, IL 60610

Dated this April 3, 2021.

  
Peggy Vogel

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4

Date: 4-7, 2021

Signed: [Signature]

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, hereby certify, that Peggy Vogel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.


Dated: April 3, 2021



[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY:  
Landon P. Wilson  
Prather Ebner LLP  
53 W. Jackson Boulevard, Suite 1025  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:  
Peggy Vogel  
437 W. North Ave. #303,  
Chicago, IL 60610



REAL ESTATE TRANSFER TAX		13-Apr-2021
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
14-16-300-032-1240   20210401693447   0-537-582-096		

REAL ESTATE TRANSFER TAX		13-Apr-2021
	<b>COUNTY:</b>	0.0
	<b>ILLINOIS:</b>	0.0
	<b>TOTAL:</b>	0.0
14-16-300-032-1240   20210401693447   0-760-150-54		

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

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1810 IN THE BROADWALK CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 11, 12, 13, 14, 15 AND 16 IN C.U. GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND THAT PART OF THE VACATED STREETS BETWEEN SAID LOTS IN SCHOOL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25120912, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE RIGHT TO THE EXCLUSIVE USE AND POSSESSION OF PARKING SPACE NO. 77 AS A LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1810 IN THE BROADWALK CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 11, 12, 13, 14, 15 AND 16 IN C.U. GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND THAT PART OF THE VACATED STREETS BETWEEN SAID LOTS IN SCHOOL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25120912, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 7, 2021

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Raymond W. Pather  
This 7th day of April, 2021  
Notary Public [Signature]



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date April 7, 2021

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Raymond W. Pather  
This 7th day of April, 2021  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)