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WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC TO INDIVIDUALS)

Doc# 2112433014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2021 09:22 AM PG: 1 OF 3

Prepared By:

Kimberly A. Palmisano  
PALMISANO & MOLTZ  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

Mail To:

Joanne Greason  
1523 N. Walnut Ave  
Arlington Heights, Illinois 60004

Name and Address of Taxpayer:

Robert & Liza Guequierre  
1415 W. Rascher Avenue, Unit 302  
Chicago, Illinois 60640

*216SC314009LP  
Chicago Title 11021*

THE GRANTOR, 1415 W. RASCHER LLC, a limited liability company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to **ROBERT GUEQUIERRE AND LIZA GUEQUIERRE**, of 1415 W. Balmoral Ave, #1, Chicago, Illinois 60640, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

*\* husband & wife as tenants by the entirety*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT 302**  
**1415 W. RASCHER AVENUE**  
**CHICAGO, IL 60640**

Permanent Real Estate Index Numbers: 14-08-109-022-0000 (Affects Underlying Land)

REAL ESTATE TRANSFER TAX		02-Mar-2021
	CHICAGO:	3,112.50
	CTA:	1,245.00
	TOTAL:	4,357.50 *

14-08-109-022-0000 | 20210201650659 | 1-988-144-144

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

REAL ESTATE TRANSFER TAX		02-Mar-2021
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50

14-08-109-022-0000 | 20210201650659 | 1-984-889-360

*Vertical stamp: SEARCHED, SERIALIZED, INDEXED, FILED. Y 3 Y-1. 5/12/21.*

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Grantor also hereby grants to the grantee, its successors and assigns, all 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 provision of said Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 22nd day of February 22, 2021.

**1415 W. RASCHER LLC,**  
an Illinois limited liability company

BY: JAB REAL ESTATE OPPORTUNITY FUND VI, L.P.,  
a Delaware limited partnership, Its Manager

BY: JAB REAL ESTATE OPPORTUNITY PARTNERS VI, LLC,  
a Delaware limited liability company, Its General Partner

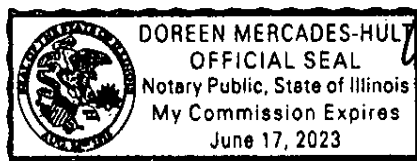
By: \_\_\_\_\_  
Francis S. Campise, Manager

By: \_\_\_\_\_  
James D. Jann, Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **FRANCIS S. CAMPISE** and **JAMES D. JANN**, the Managers of JAB REAL ESTATE OPPORTUNITY PARTNERS VI, LLC, the General Partners of JAB REAL ESTATE OPPORTUNITY FUND VI, LP, the Manager of **1415 W. RASCHER LLC, an Illinois limited liability company**, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument, as their free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of February, 2021.



\_\_\_\_\_  
NOTARY PUBLIC

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 302 IN THE 1415 W. RASCHER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN BLOCK 2 IN FEINBERG'S ADDITION TO EDGEWATER, A SUBDIVISION OF LOT 1 OF EDSON'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 30, 2020 AS DOCUMENT NUMBER 2018201067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AND STORAGE SPACE S-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30, 2020 AS DOCUMENT NUMBER 2018201067.

Property Index Number: 14-08-109-022-0000 (Affects Underlying Land)

Common Address: 1415 W.Rascher Ave., Unit 302, Chicago, Illinois 60640

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration and the Condominium Documents, as defined herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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.