

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL TO:

MARY DOYLE & JOHN COURT
3024 W IRVING PARK RD #1N
CHICAGO, IL 60618



Doc# 2113057035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2021 11:15 AM PG: 1 OF 3

THE GRANTOR, Irving Development LLC, an Illinois Limited Liability Company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Mary Doyle and John Court, MARRIED TO

EACH OTHER AS TENANTS BY THE ENTIRETY AND NOT AS JOINT TENANTS NOR TENANTS IN COMMON

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

LEGAL DESCRIPTION:

(See Attached)

Property Address: 3024 W. Irving Park Rd., Unit 1N, Chicago, Illinois 60618⁴⁰ subject to: general real estate taxes for the year 2020 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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, 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 provisions of said declaration were recited and stipulated at length herein.

Dated: April 27th, 2021


Laura L. Llamedo
Irving Development LLC
By: Laura L. Llamedo, Member Manager

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State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Laura L. Llamedo, Member Manager of Irving Development 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 they signed, sealed and delivered the said instrument as their 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 notarial seal, this 27th day of April, 2021





Notary Public

My commission expires: _____



Permanent Index Number: 13-13-327-025-0000


Grantees Address: 302 West Irving Park Road # 1N, Chicago, IL 60640

Mail subsequent tax bills to: Mary Doyle, John Coart

PREPARED BY: IRA T. KAUFMAN - 185 N FRANKLIN ST., 2ND FLOOR, CHICAGO, IL 60606

2134285
Old Republic Title 1/2
9601 Southwest Highway
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		03-May-2021	
		COUNTY:	287.50
		ILLINOIS:	575.00
		TOTAL:	862.50
13-13-327-025-0000 20210401611129 1-919-435-024			

REAL ESTATE TRANSFER TAX		03-May-2021	
		CHICAGO:	4,312.50
		CTA:	1,725.00
		TOTAL:	6,037.50 *
13-13-327-025-0000 20210401611129 1-471-250-704			

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

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3024 W. IRVING PARK ROAD CONDOMINIUM ASSOCIATION INC., AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 2104847011, IN THE OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.

Address commonly known as:
3024 W Irving Park Rd Unit 1N
Chicago, IL 60640

PIN#: 13-13-327-025-0000 underlying land

Property of Cook County Clerk's Office