

UNOFFICIAL COPY

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(PR)

WARRANTY DEED

MAIL RECORDED DEED TO:

Alfred S. Dynia
Alfred S. Dynia & Associates, LLC
710 W. Higgins Rd., Ste. 103
Park Ridge, Illinois 60068

MAIL TAX BILL TO:

ABNO Property Management, LLC
210 E. Pearson St., Unit 14-A
Chicago, Illinois 60611

Doc#: 2114755066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2021 10:26 AM Pg: 1 of 3

Dec ID 20210501623811
ST/CO Stamp 0-315-117-840 ST Tax \$2,100.00 CO Tax \$1,050.00
City Stamp 1-423-368-464 City Tax: \$22,050.00

(Reserved for Recorders Use Only)

GRANTOR, **STCC Group, LLC – C**, an Illinois limited liability company series with a principal place of business of 713 Locust Road, Wilmette, Illinois 60091, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEYS and WARRANTS to **ABNO Property Management, LLC, an Illinois limited liability company, whose principal office is located at 210 E. Pearson St., Unit 14-A, Chicago, Illinois 60611**, to have and to hold, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Numbers: **14-28-105-387-1016; 1017; 1018 and 1019**
Address of Real Estate: **3125-35 N. Broadway Ave., Chicago, IL 60657**

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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EX A

Order No.: 21GSA915063LP

For APN/Parcel ID(s): 14-28-105-087-1019, 14-28-105-087-1018, 14-28-105-087-1017 and
14-28-105-087-1016

UNITS C-1, C-2, C-3 AND C-4 IN THE BROADWAY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 99 FEET OF LOTS 1 AND 2 AND THE NORTH 99 FEET OF THE WEST 17.5 FEET OF LOT 3 IN BLOCK 4 IN OWNERS DIVISION OF BRAUNCKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTH WEST 1/4 AND THE NORTH EAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0516019021, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COOK COUNTY CLERK'S OFFICE