

UNOFFICIAL COPY

PT21-69699
143

WARRANTY DEED
ILLINOIS STATUTORY
COMPANY to INDIVIDUALS

Doc#: 2115528543 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/04/2021 03:54 PM Pg: 1 of 4

Dec ID 20210401616960
ST/CO Stamp 1-508-884-752 ST Tax \$820.00 CO Tax \$410.00
City Stamp 0-366-129-424 City Tax: \$8,610.00

MAIL TO:

KEVIN V. FLINN
902 S. RANDALL RD Ste C316
St. CHARLES IL 60174

NAME/ADDRESS OF TAXPAYER(S):

Syed Nasir Ali Rizvi
Syed Abbas
Mahila Abbas
Unit 4E
1157 West Erie Street
Chicago, Illinois 60642

PT21-69699

RECORDER'S STAMP

The Grantor, **1157 W Erie, LLC**, an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee(s):

SYED NASIR ALI RIZVI and SYED ABBAS,

and

MAHILA ABBAS, AS JOINT TENANTS
LHe

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Commonly known as: Unit 4E, 1157 West Erie Street, Chicago, Illinois 60642

Three (3) underlying Permanent Index Numbers:

17-08-228-001-0000
17-08-228-002-0000
17-08-228-007-0000

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2020 (second installment) and subsequent.

UNOFFICIAL COPY

Dated this 6 day of **May**, 2021.

1157 W Eric, LLC,
an Illinois limited liability company

By: X

Rory Arthurs

Rory Arthurs, Its Manager

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory, personally known to me to be a Manager of **1157 W Eric LLC**, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of **May**, 2021.



John E. Lovestrand

Notary Public

This instrument prepared by

John E. Lovestrand, Esq.
LAW OFFICE OF
JOHN E. LOVETRAN, PC
30 Green Bay Road
Winnetka, Illinois 60093

UNOFFICIAL COPY

“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, 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 DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN”.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A' ADDENDUM

Parcel 1: Unit 4E in the Caylee Lynn Condominiums, as delineated on a survey of the following described real estate:

Part of Block 26 together with part of the vacated North and South alley lying West of and adjoining Lot 32 in said Block 26, all in Ogden's Addition to Chicago in the Northeast 1/4 of Section 8 Township 39 North, Range 14 East of the Third Principal Meridian, lying East of a line drawn through a point in the East line of North Racine Avenue, 122.25 feet South of the South line of West Erie Street and through a point in the South line of West Erie Street, 80.27 feet East of the East line of Racine Avenue, in Cook County, Illinois;

which survey is attached as Exhibit "B" to the Declaration of Condominium for the Caylee Lynn Condominiums recorded July 7, 2020 as document no. 2018916030, and as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Exclusive right to use of -, a limited common element as delineated on the Declaration of Condominium recorded as document 2018916030.

Parcel ID(s): 17-08-228-001-0000, 17-08-228-002-0000, 17-08-228-007-0000