

# UNOFFICIAL COPY

Doc#: 2120816100 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/27/2021 01:03 PM Pg: 1 of 3

410606926 1/2  
**WARRANTY DEED**

Dec ID 20210101612912  
ST/CO Stamp 1-414-952-464 ST Tax \$795.00 CO Tax \$397.50  
City Stamp 0-439-236-112 City Tax: \$8,347.50

The Grantor, **CHICAGO ELITE DEVELOPERS LLC, 1111-1113 W. CHESTNUT, a Series of CHICAGO ELITE DEVELOPERS LLC, an Illinois limited liability company**, created and 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

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, **CONVEYS and WARRANTS to MAGGIE NEUDER, of 1010 W. Fullerton, #501, Chicago, IL 60614**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

## SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

**PIN: 17-05-414-007-0000 AND 17-05-414-008-0000**


**COMMONLY KNOWN AS: 1113 W. CHESTNUT STREET, UNIT 1E  
CHICAGO, IL 60642**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Member/Manager and attested by its Member this 19th day of March, 2021.

**CHICAGO ELITE DEVELOPERS LLC, 1111-1113 W. CHESTNUT, a Series of CHICAGO ELITE DEVELOPERS LLC, an Illinois limited liability company,**

By:

  
**SEAN WALSH, Member/Manager**

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This Instrument Prepared By:

STEPHANIE A. ORZOFF  
LEVIT & LIPSHUTZ LTD  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657

Send subsequent tax bills to:

MAGGIE NEUDER  
1113 W. CHESTNUT STREET, UNIT 1E  
CHICAGO, IL 60642

MAIL TO:

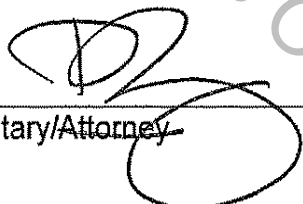
JUNILLA SLEDZIEWSKI  
KERSHNER SLEDZIEWSKI LAW, LLC  
200 N LASALLE ST., SUITE 1550  
CHICAGO, IL 60601

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

SS:

The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **SEAN WALSH, Member/Manager of CHICAGO ELITE DEVELOPERS LLC, 1111-1113 W. CHESTNUT, a Series of CHICAGO ELITE DEVELOPERS LLC, an Illinois limited liability company,,** 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 he signed, sealed and delivered the said instrument as his free and voluntary act and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of March, 2021.

  
Notary/Attorney

My commission expires:



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## LEGAL DESCRIPTION RIDER FOR DEED

### PARCEL 1:

UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1113 W. CHESTNUT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2102719032, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF P-1E AND R-1E, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

**PIN:** 17-05-414-007-0000 AND 17-05-414-008-0000


**COMMONLY KNOWN AS:** 1113 W. CHESTNUT STREET, UNIT 1E, CHICAGO, IL 60642


THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) public utility easements; (i) installments due after Closing for assessments levied pursuant to the Declaration; (j) private easements; (k) party wall rights and agreements and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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 EASEMENT 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.

REAL ESTATE TRANSFER TAX		18-Apr-2021
	COUNTY:	397.50
	ILLINOIS:	795.00
	TOTAL:	1,192.50
17-05-414-007-0000		20210101612912   1-414-952-464

REAL ESTATE TRANSFER TAX		18-Apr-2021
	CHICAGO:	5,962.50
	CTA:	2,385.00
	TOTAL:	8,347.50 *
17-05-414-007-0000		20210101612912   0-439-236-112
* Total does not include any applicable penalty or interest due.		