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WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUALS)



Doc# 2121806111 Fee \$88.00

Prepared By:
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PALMISANO & MOLTZ
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/06/2021 03:25 PM PG: 1 OF 3

Mail To:
Steven Schroeder
Schroeder Law Group
134 N. LaSalle Street, Ste 2100
Chicago, Illinois 60602

Name and Address of Taxpayer:
Benjamin A. Shaw & Karen Shaw
5526 N. Magnolia Avenue, Unit 13
Chicago, Illinois 60640

Chicago Title

ALG-SC 314023 LP KA

THE GRANTOR, 5526 N. MAGNOLIA 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 **Benjamin A. Shaw and Karen Shaw, Husband and Wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY**, of 56 Adams Pl, Delmar, New York 12054, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Address of Real Estate: **UNIT 13**
5526 N. MAGNOLIA AVENUE
CHICAGO, IL 60640

Permanent Real Estate Index Numbers: **14-08-105-024-0000** (Affects Underlying Land)
14-08-105-025-0000

REAL ESTATE TRANSFER TAX		02-Jul-2021	
	COUNTY:	289.50	
	ILLINOIS:	579.00	
	TOTAL:	868.50	
14-08-105-024-0000 20210601677576 1-135-721-744			

REAL ESTATE TRANSFER TAX		02-Jul-2021	
	CHICAGO:	4,342.50	
	CTA:	1,737.00	
	TOTAL:	6,079.50	
14-08-105-024-0000 20210601677576 0-061-979-920			

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

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P 3
SY-1
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INT 4

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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.

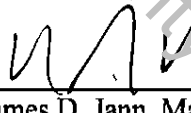
IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 22nd day of June, 2021.

5526 N. MAGNOLIA 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

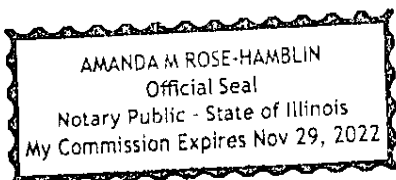
By: 
Francis S. Campise, Manager

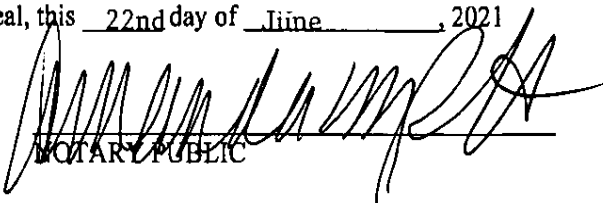
By: 
James D. Jann, Manager

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 5526 N. MAGNOLIA 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 June, 2021




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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 13 IN THE 5526 N. MAGNOLIA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 12.5 FEET OF LOT 11, LOTS 12, 13, 14, AND THE NORTH 12.5 FEET OF LOT 15 IN BLOCK 2 IN COCHRAN'S THIRD ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 26, 2021 AS DOCUMENT NUMBER 2111622007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2, DECK AND STEPS L.C.E. FOR UNIT 13 AND YARD L.C.E. FOR UNIT 13, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2111622007.

Permanent Real Estate Index Numbers: 14-08-105-024-0000 (Affects Underlying Land)
14-08-105-025-0000

Common Address: 5526 N. Magnolia Ave., Unit 13, 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.