

UNOFFICIAL COPY

Doc# 2124246177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 11:00 AM Pg: 1 of 5

WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq.
HT Law LLC
444 North Wabash Ave, #210
Chicago, Illinois 60611
Tel: (312) 957-8991

Dec ID 20210701614111
ST/CO Stamp 2-084-178-704 ST Tax \$685.00 CO Tax \$342.50
City Stamp 1-010-436-880 City Tax: \$7,192.50

THE GRANTOR, **1739 JULIAN LLC**, a 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 (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEEES, **ALEXANDER TUTT**, a single man, and **AMY GEISTER**, a single woman, as joint tenants, all interest in the following described 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

Permanent Index Number: 1739-213-013-0000 (underlying pin);

Address of Real Estate: 1739 West Julian Street, Unit 1, Chicago, IL 60622.

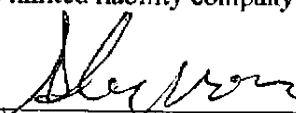
SUBJECT TO: general real estate taxes for the year of 2021 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

Grantor also hereby grants to the grantees, 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 provisions of said declaration were recited and stipulated at length herein.

DATED this 2nd day of July 2021.

1314 Julian LLC
an Illinois limited liability company


By: 
Myron Lewycky, Its Manager

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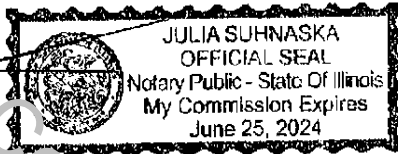
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Myron Lewyckyj** personally known to me to be the Manager of **1739 Julian LLC** ("Company"), and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as her 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 2nd day of July 2021.



Notary Public



Property of Cook County Clerk's Office

AFTER RECORDING, MAIL TO:

The Zrnian Law Group P.C.
1000 Skokie Blvd. Ste. 430
Wilmette, IL 60091

SEND SUBSEQUENT TAX BILLS TO:

Alexander Tuff + Amy Geister
1739 N. Julian St. Unit 1
Chicago, IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 1 IN 1739 WEST JULIAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN BLOCK 7 IN MCREYNOLDS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 14, 2021 AS DOCUMENT 2110457012, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-1, A LIMITED COMMON ELEMENT, AND ROOFTOP DECK R-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 2110457012.

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CHICAGO:	5,137.50
CTA:	2,055.00
TOTAL:	7,192.50 *

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Total does not include any applicable penalty or interest due.

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COUNTY:	342.50
ILLINOIS:	685.00
TOTAL:	1,027.50

17-06-213-013-0000

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