

UNOFFICIAL COPY

14203592

DEED BY LIMITED LIABILITY COMPANY

Doc#: 2124516236 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2021 11:00 AM Pg: 1 of 2

Dec ID 20210701619549
ST/CO Stamp 1-369-542-416 ST Tax \$539.00 CO Tax \$269.50
City Stamp 0-426-004-240 City Tax: \$5,659.50

Above Space for Recorder's Use Only

Milridge, LLC, an Illinois Limited Liability Company, 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 the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the duly appointed and acting manager of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, *et seq.*, and the limited liability company's operating agreement dated June 13, 2017, does hereby Grant, Sell, Bargain and Convey to Eric M. Collins, a single man and Shelby B. Williams, a single woman, as Joint Tenants, pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 3101 N. Ridgeway, Unit 3A, Chicago, IL 60618, legally described as:

PARCEL 1:

UNIT 3A IN 3101 N RIDGEWAY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23, 24, 25, 26, AND 27 IN BLOCK 1 IN HEINEMANN AND GROSSE'S SUBDIVISION OF PART OF LOT 3 IN DAVLIN, KELLY, AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 19, 2021 AS DOCUMENT NUMBER 2110922025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE USE AND POSSESSION OF PARKING SPACE G-24 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PERMANENT INDEX NUMBER: 13-26-105-024-0000, 13-26-105-025-0000, 13-26-105-026-0000, 13-26-105-027-0000, and 13-26-105-028-0000

ADDRESS OF REAL ESTATE: 3101 N. Ridgeway, Unit 3A, Chicago, IL 60618
AVE

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2020 and subsequent years

"Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easement 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 therein."

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"Pursuant to 765 ILCS 5/35d, notice is hereby given Grantee that the permanent index number contained in this conveyance does not specifically represent the legal description of the property. Notice is further given that a Declaration of Condominium has been recorded with the Recorder of Deeds of Cook County, Illinois on as Document Number 2110922025 which will result in the issuance of a permanent index number for the property described herein."

Dated this 16th day of August, 2021

Milridge, LLC, an Illinois Limited Liability Company

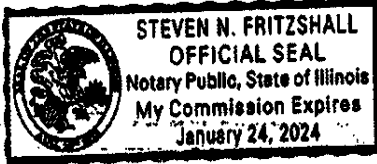
By: Sarra Dukach, mgy
Sarra Dukach, Manager

STATE OF ILLINOIS)

COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sarra Dukach 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of August, 2021.



Steven N. Fritzshall
NOTARY PUBLIC

My Commission expires _____

This instrument was prepared by: Steven N. Fritzshall, 6584 N. Northwest Highway, Chicago, IL 60631

MAIL TO: Eric Collins
Christine Zyzda 3101 N. Ridgeway
Zyzda Law Chicago, IL #3A
208 W. Washington St., Suite 1209 60618
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Eric M. Collins and Shelby B. Williams
3101 N. Ridgeway, Unit 3A
Chicago, IL 60618

OR Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX	31-Aug-2021
CHICAGO:	4,042.50
CTA:	1,617.00
TOTAL:	5,659.50 *

13-26-105-024-0000 | 20210701619549 | 0-426-004-240

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

REAL ESTATE TRANSFER TAX	31-Aug-2021
COUNTY:	269.50
ILLINOIS:	539.00
TOTAL:	808.50

13-26-105-024-0000 | 20210701619549 | 1-369-542-416