

UNOFFICIAL COPY



Doc# 2202110050 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2022 11:45 AM PG: 1 OF 3

**WARRANTY DEED
LLC TO INDIVIDUAL**

Prepared By:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

The GRANTOR, 1121 WEST NEWPORT LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois with an address of 243 North Western Avenue, Park Ridge, IL 60068, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to

^{Nicholas}
^{Kristin}
JEREMY BOEDER & ERIN KIERPAT
HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY
1119 West Newport Avenue, Unit 1
Chicago, IL 60657

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description is attached hereto and made a part hereof

P.I.N. # 14-20-411-008-0000 (UNDIVIDED)
Property Address: 1119 West Newport Avenue, Unit # 1, Chicago, IL 60657

UNIT 1 HAD NO PREVIOUS TENANT SO NO RIGHT OF FIRST REFUSAL

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold said property as Tenants by the Entirety forever

Dated this 15TH day of December, 2021.

1121 WEST NEWPORT LLC

BY:
JOHN GALLAGHER
ITS: MANAGER

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ANTUP

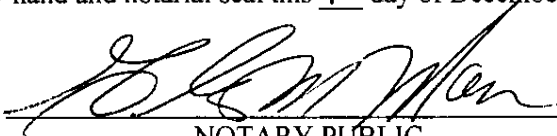
CTC 21CNW086177PIC 1 of 2

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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 JOHN GALLAGHER 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 said deed as his free and voluntary act and as DULY AUTHORIZED MANAGER of the 1121 WEST NEWPORT LLC for the uses and purposes therein set forth.

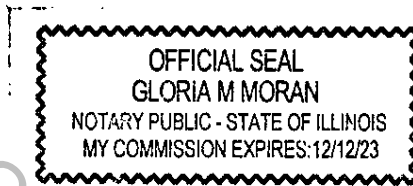
Given under my hand and notarial seal this 15th day of December, 2021.



NOTARY PUBLIC

Mail Tax Bills to:

Jeremy Boeder & Erin Kiernat
1119 West Newport, # 1
Chicago, IL 60657



After Recording, Mail Deed to:

Valerie Trabanis
403 N Wabash
8C
CHICAGO, IL 60611

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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.

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LEGAL DESCRIPTION

Order No.: 21CNW086177PK

For APN/Parcel ID(s): 14-20-411-008-0000

PARCEL 1:



UNIT 1 IN IN THE 1119 WEST NEWPORT AVENUE CONDOMINIUMS , AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOT 39 IN BLOCK 1 IN GEORGE CLEVELAND SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 14, 2021 AS DOCUMENT NO. 2128722001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND GARAGE ROOF RIGHTS AND ADJOINING FRONT DECK AND ADJOINING REAR DECK AND ADJOINING METAL SIDE PORCH AND REAR YARD PATIO AREA (CURRENTLY DESIGNATED BY CONCRETE BLOCKS ON THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 1119 WEST NEWPORT AVENUE CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 2135019007) AND FRONT OPEN BRICK PORCH, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 2128722001.

REAL ESTATE TRANSFER TAX		28-Dec-2021
	COUNTY:	425.00
	ILLINOIS:	850.00
	TOTAL:	1,275.00
14-20-411-008-0000		20211201675144 0-210-580-464

REAL ESTATE TRANSFER TAX		28-Dec-2021
	CHICAGO:	6,375.00
	CTA:	2,550.00
	TOTAL:	8,925.00 *
14-20-411-008-0000		20211201675144 1-285-208-720

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