

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. to INDIVIDUAL)**

Doc#: 2204812023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2022 06:19 AM Pg: 1 of 4

Send Subsequent Tax Bills to:

Annalise Anderson
1030 N. State St., Unit 41K
Chicago, IL 60610

Dec ID 20220101604306
ST/CO Stamp 1-429-416-336 ST Tax \$388.00 CO Tax \$194.00
City Stamp 1-860-553-104 City Tax: \$4,074.00

Mail to:

Mr. Theofilos "Tim" Asimos
DADKHAH LAW GROUP, LLC
7126 N. Lincoln Ave
Lincolnwood, IL 60712

THE GRANTOR, **KMDL DEVELOPMENT 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 **ANNALISE ANDERSON**, of 2345 N. Lincoln Ave. Unit 903, Chicago, IL 60614, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Legal Description as Exhibit A

Property Index Number: 17-04-424-051-1509
Common Address: 1030 N. State St., Unit 41K
Chicago, IL 60610

SUBJECT TO, IF ANY: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing.

21GSA011322CP

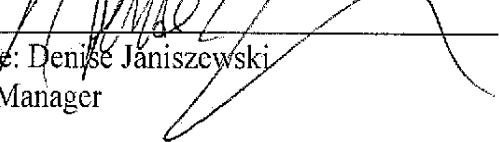
RJL

10F2 Chicago Title

UNOFFICIAL COPY

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 10th day of February, 2022.

KMDL DEVELOPMENT LLC,
an Illinois limited liability company


By: 
Name: Denise Janiszewski
Its: Manager

STATE OF: ILLINOIS ss.

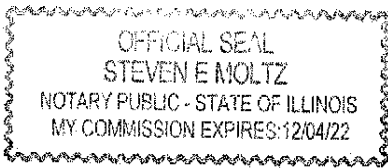
COUNTY OF: COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Denise Janiszewski, personally known to me to be the Manager of **KMDL DEVELOPMENT LLC**, and 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 as such Manager she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of February, 2022.



NOTARY PUBLIC



(Additional signature and notary page to follow)

UNOFFICIAL COPY

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 10 day of February, 2022.

KMDL DEVELOPMENT LLC,
an Illinois limited liability company

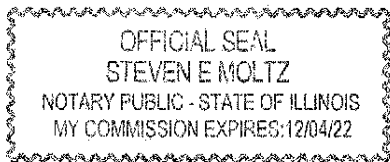
BY: Kimberly Weiner
Name: Kimberley Weiner
Its: Manager

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 Kimberley Weiner personally known to me to be the Manager of **KMDL DEVELOPMENT LLC**, and 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 as such Manager she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10 day of February, 2022.



Steven E. Moltz
NOTARY PUBLIC

Prepared By:

Steven E. Moltz
PALMISANO & MOLTZ
19 S. LaSalle Street
Suite 900
Chicago, IL 60603

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 41-K TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25773994, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, AND THE SOUTH 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT ("OPERATING AGREEMENT") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25773375 FOR THE PURPOSE OF INGRESS AND EGRESS.

Property Index Number: 17-04-424-051-1509

Common Address: 1030 N. State St., Unit 41K
Chicago, IL 60610