

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)

Doc#: 2210404069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2022 07:51 AM Pg: 1 of 3

Dec ID 20220401680809
ST/CO Stamp 2-132-112-272 ST Tax \$658.00 CO Tax \$329.00
City Stamp 1-058-370-448 City Tax: \$6,909.00

Chicago Title

THE GRANTOR, EZMB, LLC, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said company, **CONVEY(S) and WARRANT(S)** to Lyndsay A. Deckert, a single individual (**GRANTEE'S ADDRESS**) 1050 West Hubbard Street, Chicago, Illinois 60642, 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

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, 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.

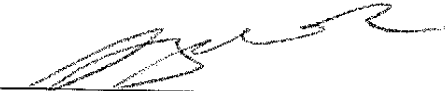
SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

THIS IS NOT A HOMESTEAD PROPERTY IN GRANTOR

Permanent Real Estate Index Number: 13-36-213-015-0000 and 13-36-213-016-0000 (underlying)
Address of Real Estate: 2416 West Lyndale Street, Unit 1E, Chicago, Illinois 60647

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 11th day of April, 2022.

EZMB, LLC
an Illinois Limited Liability Company

By: 
Zdzislaw Banys, President of
E Z B M, Inc., an Illinois Corporation
Manager of EZMB, LLC

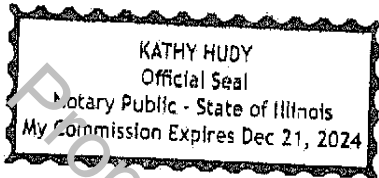
CT# 22GSA 255476LP 1d2 LAD

UNOFFICIAL COPY

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 Zdzislaw Banys, President of E Z M B, Inc., an Illinois corporation, which is the Sole Manager of EZMB, LLC, an Illinois limited liability company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of April, 2022.



Kathy Hudy (Notary Public)

Prepared By:
Daniel G. Lauer, Esq.
1424 W. Division Street
Chicago, Illinois 60642

Maj To: →
Kelli A. Fogarty, Esq.
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Name & Address of Taxpayer:
Lyndsay A. Deckert
2416 W. Lyndale Street, Unit 1E
Chicago, Illinois 60622

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A' LEGAL DESCRIPTION

PARCEL 1:

UNIT 1E IN THE 2416 WEST LYNDAL STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 2/3 FEET OF LOT 3 AND THE EAST 32 2/3 FEET OF LOT 4 IN BLOCK 3 IN PARTY P. POWELL'S SUBDIVISION OF LOTS 3 AND 5 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, 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 AS DOCUMENT NUMBER 2134215031, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACES G-1 AND GARAGE ROOF DECK R-1E LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2134215031.

PINS: 13-36-213-015-0000 AND 13-36-213-016-0000

PROPERTY ADDRESS: 2416 WEST LYNDAL STREET, UNIT 1E, CHICAGO, ILLINOIS 60647

"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, 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."