

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc#: 2211518094 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2022 09:18 AM Pg: 1 of 4

Dec ID 20220401681994  
ST/CO Stamp 2-013-543-312 ST Tax \$729.50 CO Tax \$364.75  
City Stamp 0-581-090-192 City Tax: \$7,659.75

THE GRANTOR, **2443 CLYBOURN 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 Elizabeth O'Connell, an unmarried person

of 3702 N. Pine Grove Ave., Unit 1A, Chicago, IL 60613  
the following 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*

Address of Real Estate: **UNIT 2**  
**2441 N. CLYBOURN AVE.**  
**CHICAGO, ILLINOIS 60614**

Permanent Real Estate Index Number(s): **14-30-409-066-0000**  
**for 2020 taxes (affects land and other property);**  
**and 14-30-409-107-0000**  
**for 2021 taxes**

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 18 day of April, 2022.

**2443 CLYBOURN LLC,**  
an Illinois limited liability company

By: KLHAK  
Its: Manager

22GSA 011373LP  
1 of 2 md

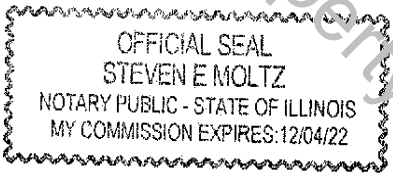
Chicago Title

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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 Izhak Levy, personally known to me to be the Manager of 2443 CLYBOURN 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 he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his 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 8<sup>th</sup> day of April, 2022.



*[Handwritten Signature]*  
NOTARY PUBLIC

Mail To:

~~Mr. James D. Zazakis  
3832 N. Ashland Avenue  
Suite 1S  
Chicago, Illinois 60613~~

Name and Address of Taxpayer:

Elizabeth O'Connell

2441 N. Clybourn Ave  
Unit 2  
Chicago, IL 60614

Prepared By:

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

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 2 IN THE 2441 N. CLYBOURN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 44 IN BLOCK 6 IN FULLERTON'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILWAY AND THE PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED MARCH 29, 2022 AS DOCUMENT NUMBER 2208822018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2208822018.

PIN(S): 14-30-409-066-0000  
for 2020 taxes (affects land and other property); and  
14-30-409-107-0000  
for 2021 taxes

Common Address: UNIT 2  
2441 N. CLYBOURN AVE.  
CHICAGO, ILLINOIS 60614

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS

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HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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