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



Doc# 2215212109 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2022 02:23 PM PG: 1 OF 4

Chicago Title

2285A011384LP AV
1072

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 Nicole Battista and Andrew Bain

of 1348 W. Diversey PH, Chicago, Illinois 60614

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 PH**
2439 N. CLYBOURN AVE.
CHICAGO, ILLINOIS 60614

Permanent Real Estate Index Numbers: **14-30-409-066-0000**
for 2020 taxes (affects land and other property);
and 14-30-409-106-0000 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 27 day of May, 2022.

2443 CLYBOURN LLC,
an Illinois limited liability company

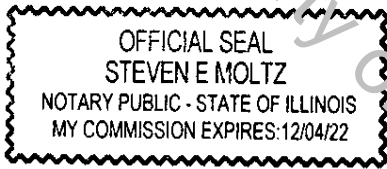
By: *VIRAK AEU*
Its: Manager

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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 29th day of May, 2022.



[Handwritten Signature]

NOTARY PUBLIC

Mail To:

Mr. Andrew Bain and Nicole Battista
2439 N. Clybourn Ave, Unit PH
Chicago, Illinois 606

Name and Address of Taxpayer:

Nicole Battista and Andrew Bain

2439 N. Clybourn Ave
Unit PH
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		31-May-2022
	COUNTY:	532.50
	ILLINOIS	1,065.00
	TOTAL	1,597.50
14-30-409-066-0000 20220501611679 0-430-932-048		

Prepared By:

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

REAL ESTATE TRANSFER TAX		31-May-2022
	CHICAGO:	7,987.50
	CTA:	3,195.00
	TOTAL:	11,182.50 *
14-30-409-066-0000 20220501611679 0-510-935-120		

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

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER **PH** IN THE 2439 N. CLYBOURN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 43 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 2208822016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE **P-1**, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2208822016.

PIN(S): 14-30-409-066-0000
for 2020 taxes (affects land and other property); and
14-30-409-106-0000
for 2021 taxes

Common Address: UNIT **PH**
2439 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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