

# UNOFFICIAL COPY

Doc# 2218610107 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/05/2022 03:39 PM Pg: 1 of 3

## WARRANTY DEED

The Grantor, **NOONAN PROPERTIES LLC, 1851 OAKDALE SERIES**, an Illinois series 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,

Dec ID 20220601665460  
ST/CO Stamp 1-772-566-608 ST Tax \$785.00 CO Tax \$392.50  
City Stamp 0-867-088-464 City Tax: \$8,242.50

for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to **DAVID RYDER AND VERA RYDER AND MICHAEL RYDER**, of 1727 N. Garzido Hill Parkway West, Mequon, WI the following described real estate situated in the County of Cook and State of Illinois to wit:

*\* husband and wife \*\*an unmarried man \*\*\* as joint tenants*

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

**PIN: 14-30-222-002-0000**

**COMMONLY KNOWN AS: 1849 W. OAKDALE AVENUE, UNIT 3  
CHICAGO, IL 60657**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

*as joint tenants*

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager this 1st day of July, 2022.

**NOONAN PROPERTIES LLC, 1851  
OAKDALE SERIES, an Illinois series  
limited liability company**

By:

  
**JAMES NOONAN, Member/Manager**

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This Instrument Prepared By: **STEPHANIE A. ORZOFF  
LEVIT & LIPSHUTZ, LTD.  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657**

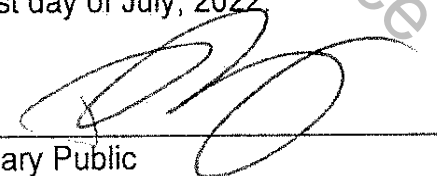
Send subsequent tax bills to: **DAVID S. RYDER  
VERA RYDER  
MICHAEL RYDER  
1849 W. OAKDALE AVE, UNIT 3  
CHICAGO, IL 60657**

MAIL TO: **JOSEPH G. HAFFNER  
HAFFNER LAW  
TWO PRUDENTIAL PLAZA  
180 N. STETSON, SUITE 3500  
CHICAGO, IL 60601**

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

The undersigned, a Notary Public for said County, in the State aforesaid, DOES HEREBY CERTIFY that **JAMES NOONAN, Member/Manager of NOONAN PROPERTIES LLC, 1851 OAKDALE SERIES, an Illinois series limited Liability Company**, is 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 the said instrument as his free and voluntary act and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of July, 2022

  
\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_



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## LEGAL DESCRIPTION RIDER FOR DEED

**PARCEL 1:**

UNIT NUMBER 3 IN 1849 W OAKDALE AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 106 IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT 5 ACRES, MORE OR LESS IN THE SOUTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 8, 2022 AS DOCUMENT NUMBER 2209857034; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2209857034.

**PIN:**

14-30-222-002-0000

**COMMONLY KNOWN AS:**

1841 W. OAKDALE AVENUE, UNIT 3, CHICAGO, IL 60657

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements; (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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 EASEMENT 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.