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Iloc# 2234213146 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 12/08/2022 02:22 PM PG: 1 OF 5

**WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company to  
Individuals-Tenants by the  
Entirety**

**GRANTOR, 2239 W. FOSTER, LLC**, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the members of said limited liability company, **CONVEYS** and **WARRANTS** to **GRANTEES, Timur Dogan and Meesha Dogan**, husband and wife, of Chicago, Illinois, as Tenants by the Entirety, of Chicago Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **\* Meeshanthini Vijayendran Dogan**

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

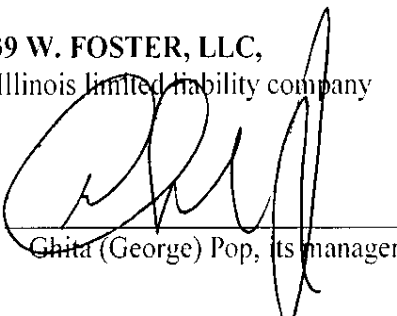
**GRANTOR** also hereby grants to the **GRANTEES**, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and **GRANTOR** reserves to itself, 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 provisions of said Declaration were recited and stipulated at length herein.

**SUBJECT TO:** (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) easements, covenants, restrictions, conditions and building lines of record; (c) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by or judgments against Grantees, or anyone claiming under Grantees, provided none of the aforesaid impair Purchasers use and enjoyment of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach.

Dated: December 7, 2022

**2239 W. FOSTER, LLC**,  
an Illinois limited liability company

By:   
Ghita (George) Pop, its manager

**a2@SCOTTOLLP**

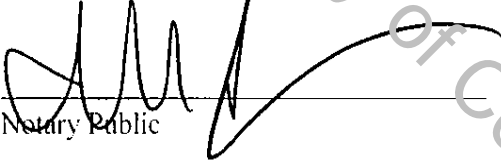
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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ghita (George) Pop, the Manager of 2239 W. Foster, LLC, an Illinois series limited liability company, personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as the Manager of the Company, he signed and delivered the said instrument pursuant to authority given by the Company, and as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 7<sup>th</sup> of December, 2022.

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



**Prepared by:**

MITCHELL M. ISEBERG, Esq.  
161 N. Clark Street, Suite 1600  
Chicago, IL 60602

**After Recording, Mail To:**

~~STACEY I. GALLOWAY, Esq.  
2661 North Lincoln, 1st Floor  
Chicago, Illinois 60614~~

Meesha Dogan and Tim Dogan  
2239 W Foster Ave, Unit 2N  
Chicago, IL 60625

**Name and Address of Taxpayer:**

TIMUR DOGAN and MEESHA DOGAN  
~~2446 W. Foster Avenue, Unit 2N  
Chicago, Illinois 60634~~

2239 W Foster Ave, Unit 2N  
Chicago, IL 60625

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## EXHIBIT A to DEED

### LEGAL DESCRIPTION

#### PARCEL 1:

DWELLING UNIT NUMBER 2N AND GARAGE PARKING UNIT G-1 IN THE 2239 W. FOSTER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN SAM BROWN JR'S WEBSTER AVENUE SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2022, AS DOCUMENT NUMBER 2223722034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:


THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK R-2N BEING A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2022, AS DOCUMENT NUMBER 2223722034.

**COMMON ADDRESS:** 2239 W. Foster Avenue, Unit 2N, Chicago, IL 60625

**PIN:** 14-07-302-009-0000 (includes other property)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	08-Dec-2022
 CHICAGO:	4,875.00
CTA:	1,950.00
TOTAL:	6,825.00 *

14-07-302-009-0000 | 20221201605650 | 0-380-007-760

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

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

08-Dec-2022



<b>COUNTY:</b>	325.00
<b>ILLINOIS:</b>	650.00
<b>TOTAL:</b>	975.00

14-07-302-009-0000

| 20221201605650

| 2-136-536-400