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\*2306846090\*

**WARRANTY DEED**

Doc# 2306846090 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2023 01:53 PM PG: 1 OF 3

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,

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 A. LITTMAN, of 2065 N. Kedzie, Apt 104 Chicago IL 60647**, the following described real estate situated in the County of Cook and State of Illinois to wit:

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

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

**COMMONLY KNOWN AS: 1849 W. OAKDALE AVENUE, UNIT 2 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager this 1st day of March, 2023.

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

By: *James Noonan*  
**JAMES NOONAN, Member/Manager**

REAL ESTATE TRANSFER TAX		06-Mar-2023
	CHICAGO:	4,492.50
	CTA:	1,797.00
	TOTAL:	6,289.50
14-30-222-002-0000   20230201659196   0-056-836-304		

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

REAL ESTATE TRANSFER TAX		06-Mar-2023
	COUNTY:	299.50
	ILLINOIS:	599.00
	TOTAL:	898.50
14-30-222-002-0000   20230201659196   1-565-835-472		

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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 A. LITTMAN  
1849 W. OAKDALE AVE, UNIT 2  
CHICAGO, IL 60657

MAIL TO:

~~JULIE L. GALASSINI, ESQ~~  
~~314 WHYTEGATE COURT~~  
~~LAKE FOREST, IL 60045~~  
DAVID A. LITTMAN  
1849 W. OAKDALE AVE UNIT 2  
CHICAGO, IL 60657

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 March, 2023.

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

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



# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER FOR DEED

**PARCEL 1:**

UNIT NUMBER 2 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, 2023 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-2, LIMITED COMMON ELEMENT, 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:**

1849 W. OAKDALE AVENUE, UNIT 2, 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.