

UNOFFICIAL COPY

2231163

**WARRANTY DEED
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)**

Doc#: 2307533394 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 01:55 PM Pg: 1 of 3

Dec ID 20230101631824
ST/CO Stamp 0-663-048-400 ST Tax \$1,620.00 CO Tax \$810.00
City Stamp 0-542-609-616 City Tax: \$17,010.00

MAIL TO:

Pitler and Mandell
Sigi M. Offenbach
3025 Lexington Lane,
Highland Park, IL 60635

MAIL TAX BILLS TO:

Ruth R. Knoeckart
1500 W. Wrightwood Ave, Unit 1,
Chicago, IL 60614

THE GRANTOR(S): Barrett Homes, LLC of 3111 N. Lincoln Ave, Chicago, IL 60657, A 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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company **CONVEYS** and **WARRANTS** to

Ruth R. Knoeckart, as Trustee of the Ruth R. Knoeckart Living Trust dated 2/23/2015


all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

“See Attached Legal Description”

SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2022 and subsequent years.

Permanent Index Number (PIN):14-29-301-070-0000 (PIQOP)



Address of Real Estate: 1500 W. Wrightwood Ave, Unit 1, Garage G-3 & G-4, Chicago, IL 60614

REAL ESTATE TRANSFER TAX		14-Mar-2023
	CHICAGO:	12,150.00
	CTA:	4,860.00
	TOTAL:	17,010.00 *

14-29-301-070-0000 | 20230101631824 | 0-542-609-616

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

**PRAIRIE TITLE
6821 W. NORTH AVE
OAK PARK, IL 60302**

REAL ESTATE TRANSFER TAX		14-Mar-2023
	COUNTY:	810.00
	ILLINOIS:	1,620.00
	TOTAL:	2,430.00

14-29-301-070-0000 | 20230101631824 | 0-663-048-400

UNOFFICIAL COPY

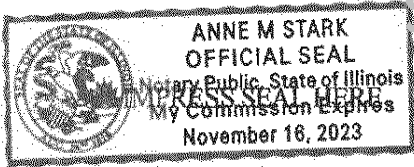
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date: March 7, 2023

Barrett Homes, LLC

[Signature]
Michael J. Barrett, as Manager

State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J Barrett, as Manager of Barrett Homes, LLC, 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, for the uses and purposes therein set forth including the release and waiver of the right of homestead.



Given under my hand and official seal, this date: March 7, 2023

Commission expires 11-16 2023

[Signature]
(Notary Public)

This instrument was prepared by *Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

*Annie Stark

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1 IN THE 1500 WEST WRIGHTWOOD AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 6 IN CRAIG'S RESUBDIVISION OF LOTS 7 TO 18 AND 23 TO 24 INCLUSIVE IN FISHER AND LENKE'S SUBDIVISION OF LOT 9 (EXCEPT THE WEST 145 FEET AND EXCEPT THE EAST 48 FEET OF THE WEST 193 FEET OF THE SOUTH 120 FEET) IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2307357026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACES G-3 AND G-4, GARAGE ROOF DECK REFERENCED AS "L.C.E. TO UNIT 1" AND STORAGE UNIT S-1, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2307357026

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, 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.