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# UNOFFICIAL COPY



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

Doc# 2308110003 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 03/22/2023 09:35 AM PG: 1 OF 4

THE GRANTOR, **2965 N. ELSTON LLC**, an Illinois 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 Eric Albrecht

of 1133 South Blvd., Oak Park, Illinois 60302,  
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 1**  
**2965 N. ELSTON AVE.,**  
**CHICAGO, ILLINOIS 60615**

Permanent Real Estate Index Numbers: **13-25-219-005-0000**

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 15 day of March, 2023.

**2965 N. ELSTON LLC,**  
an Illinois limited liability company

23GSA011442UP  
Mim 10/18

By: Kevin Marple  
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 Kevin Murphy, personally known to me to be the Manager of **2965 N. ELSTON LLC**, an Illinois limited liability company, 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 15<sup>th</sup> day of March, 2023.



NOTARY PUBLIC

Mail To:

Rory P. O'Brien  
Law Office of Rory P. O'Brien, P.C.  
2834 W. Henderson  
Chicago, Illinois 60618

Name and Address of Taxpayer:

Eric Albrecht

2965 N. Elston Ave.,  
Unit 1  
Chicago, IL 60618

Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
3201 Old Glenview Rd., Suite 325  
Wilmette, IL 60091

REAL ESTATE TRANSFER TAX 20-Mar-2023



CHICAGO: 5,287.50  
C1: 2,115.00  
TOTAL: 7,402.50 \*

13-25-219-005-0000 | 20230301669372 | 1-135-053-008

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

REAL ESTATE TRANSFER TAX 20-Mar-2023



COUNTY: 352.50  
ILLINOIS: 705.00  
TOTAL: 1,057.50

13-25-219-005-0000 | 20230301669372 | 0-274-548-944

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 1 IN THE 2965 N. ELSTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 39 IN SUNDMACHER AND GLADE'S SUBDIVISION OF THAT PART OF LOT 19 IN SNOW ESTATE SUBDIVISION LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND 33 FEET IN WIDTH LYING NORTH OF AND ADJOINING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED MARCH 2, 2023 AS DOCUMENT NUMBER 2306122007 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION AFORESAID RECORDED MARCH 2, 2023 AS DOCUMENT NUMBER 2306122007.

PIN(S): 13-25-219-005-0000 (underlying)

Common Address: UNIT 1  
2965 N. ELSTON AVE.  
CHICAGO, IL 60618

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; AND (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER

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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.

Property of Cook County Clerk's Office