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



2308225024D

Doc# 2308225024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2023 11:15 AM PG: 1 OF 4

THE GRANTOR, **1143 ALTGELD 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 Katherine E. Raitt, as Trustee of the Katherine E. Raitt Revocable Trust dated September 1, 2022

of 1250 N. Paulina St., #2E, Chicago, Illinois 60622, 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 2
1143 W. ALTGELD ST.,
CHICAGO, ILLINOIS 60614

Permanent Real Estate Index Numbers: 14-29-421-008-0000

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 16th day of March 2023.

1143 ALTGELD LLC,
an Illinois limited liability company

By: 
Its: Manager

22GSA011364 UP  2023

Chicago Title

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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 Josh Lipton, personally known to me to be the Manager of **1143 ALTGELD 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 16th day of March, 2023



Cristina Leon

NOTARY PUBLIC

Mail To:

Ms. Ami J. Oseid
ATTORNEY AT LAW
323 E. Wacker Dr.
#400
Chicago IL 60601

Name and Address of Taxpayer:

Katherine E. Raitt, Trustee

1143 W. Altgeld St.
Unit 2
Chicago, IL 60614

Prepared By:

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

| REAL ESTATE TRANSFER TAX | | 21-Mar-2023 |
|---|-----------|-------------|
| | COUNTY: | 777.00 |
| | ILLINOIS: | 1,554.00 |
| | TOTAL: | 2,331.00 |
| 14-29-421-008-0000 20230301670740 0-311-838-928 | | |

| REAL ESTATE TRANSFER TAX | | 21-Mar-2023 |
|--|----------|-------------|
| | CHICAGO: | 11,655.00 |
| | CTA: | 4,662.00 |
| | TOTAL: | 16,317.00 * |
| 14-29-421-008-0000 20230301670740 1-654-016-208 | | |
| * Total does not include any applicable penalty or interest due. | | |

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 1143 W. ALTGELD CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 5 FEET OF LOT 5 AND THE EAST 21 FEET OF LOT 6 IN BLOCK 4 IN LINN AND SWAN'S SUBDIVISION IN THE WEST 1/2 OF OUT LOT OR BLOCK 18, IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2023 AS DOCUMENT NO. 2307422005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES **P-2** AND **P-3** AND **ROOF-L.C.E. FOR UNIT 2**, LIMITED COMMON ELEMENTS AND DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NO. 2307422005.

Property Index Number(s) 14-29-421-008-0000 (underlying)

Common Address: UNIT 2
1143 W. ALTGELD ST.
CHICAGO, ILLINOIS 60614

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES, SPECIAL TAXES OR ASSESSMENTS 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; (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

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