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



Doc# 2312113113 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/01/2023 12:46 PM PG: 1 OF 4

THE GRANTOR, **1719-21 BURLING LLC**, a 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 Eliot Jia and Amy Calhoun married to each other, as tenants by the entirety and not as joint tenants nor as tenants in common. of 1855 North Sheffield Ave., Unit 303, Chicago, IL 60614, 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 PHN**
1719 N. BURLING ST.
CHICAGO, ILLINOIS 60614

Permanent Real Estate Index Numbers: **14-33-314-010-0000; 14-33-314-011-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereon affixed, and has caused its name to be signed to these presents by its Manager this 13th day of April, 2023.

1719-21 BURLING LLC,
an Illinois limited liability company

By: [Signature]
Its: Manager

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lrm 10/1

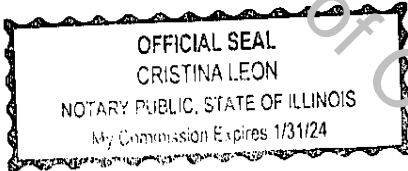
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that David McCallion, personally known to me to be the Manager of 1719-21 BURLING LLC, 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 21st day of April, 2023.



Cristina Leon

NOTARY PUBLIC

Mail To:

Mr. Vincent R. Vidmer
LAW OFFICE OF VINCENT R. VIDMER
218 N. Jefferson St., Suite 101
Chicago, IL 60661

Name and Address of Taxpayer:

Eliot Jia and Amy Calhoun

1719 N. Burling St.
Unit PHN
Chicago, IL 60614

REAL ESTATE TRANSFER TAX 30-Apr-2023



CHICAGO: 13,875.00
CTA: 5,550.00
TOTAL: 19,425.00 *

14-33-314-010-0000 | 20230401699007 | 1-302-332-112

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

Prepared By:

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

REAL ESTATE TRANSFER TAX 30-Apr-2023



COUNTY: 925.00
ILLINOIS: 1,850.00
TOTAL: 2,775.00

14-33-314-010-0000 | 20230401699007 | 0-842-138-320

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT **PHN** IN THE BURLING COLLECTION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 136 AND 137 IN SUBDIVISION OF LOTS 9 TO 18, BOTH INCLUSIVE, THE WEST 1/2 OF LOTS 19, 20, 21 AND 22 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 21, 2023 AS DOCUMENT NUMBER 2308057058 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE **P-1** AND STORAGE SPACE **S-6**, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2308057058.

PIN(S): 14-33-314-010-0000; 14-33-314-011-0000 (underlying)

Common Address: UNIT **PHN**
1719 N. BURLING ST.
CHICAGO, ILLINOIS 60614

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

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