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

Doc# 2313945128 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2023 02:34 PM PG: 1 OF 4

THE GRANTOR, **3217 SOUTHPORT 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 James Caesar and Samantha Lazich, as joint tenants

of 3217 N. Southport Ave., Unit 2, Chicago, IL 60657, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

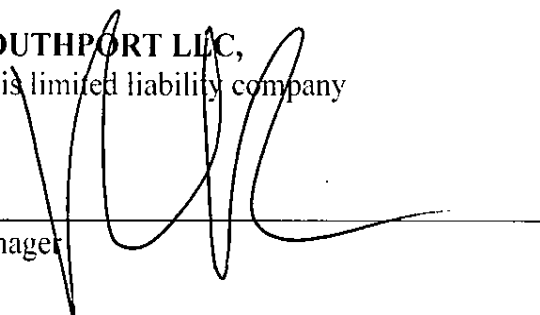
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT 2
3217 N. SOUTHPORT AVE.,
CHICAGO, ILLINOIS 60657

Permanent Real Estate Index Numbers: 14-20-330-003-0000

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 5th day of April, 2023.

3217 SOUTHPORT LLC,
an Illinois limited liability company

By: 
Its: Manager

23GSA011463LP
MM 1011

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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 Vincent D. Ramos, personally known to me to be the Manager of **3217 SOUTHPORT 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 5th day of April, 2023.



Cristina Leon

NOTARY PUBLIC

Mail To:

Ms. Stacey I. Galloway, Esq.
RYAN LAW GROUP, LTD
2847 N. Lincoln Ave.
Chicago, IL 60657


Name and Address of Taxpayer:



James Caesar and Samantha Lazich

3217 N. Southport Ave.,
Unit 2
Chicago, IL 60657

Prepared By:

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

REAL ESTATE TRANSFER TAX		06-Apr-2023
	CHICAGO:	9,037.50
	CTA:	3,615.00
	TOTAL:	12,652.50 *
14-20-330-003-0000 20230401688884 1-698-038-992		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		06-Apr-2023
	COUNTY:	602.50
	ILLINOIS:	1,205.00
	TOTAL:	1,807.50
14-20-330-003-0000 20230401688884 2-146-370-768		

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 3217 N. SOUTHPORT CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN BLOCK 4 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 21, 2023 AS DOCUMENT NO. 2308015032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2308015032.

PIN(S): 14-20-330-003-0000 (underlying)

Common Address: UNIT 2
3217 N. SOUTHPORT AVE.
CHICAGO, IL 60657

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; 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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