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WARRANTY DEED (Illinois)

Doc# 2315847014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 11:32 AM PG: 1 OF 5

769971 1/2
THIS DEED is made as of the 2 day of
March, 2023, by and between

BHAG 400 LLC – 2040 BIRCHWOOD, AN
ILL LIMITED LIABILITY COMPANY
("Grantor," whether one or more),

and

ANDREW CREIGHTON
1714 N WHIPPLE, CHICAGO, IL
("Grantee," whether one or more).

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate,

COMMONLY KNOWN AS: 2040 W. BIRCHWOOD AVE, CHICAGO, IL 60645

PARCEL INDEX NUMBER (PIN): 11-30-309-021-0000

~~LOT 12, IN BIRCHWOOD AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 4 IN PARTITION OF LOTS 1, 10, AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached~~

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

S Y
P 2
S Y1
SC
INT 14

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 2 day of March, 2023.

BHAG 400 LLC 2040 BIRCHWOOD
an Illinois Limited Liability Company


ELIZABETH PYLE, MANAGER


SANTIAGO VALDEZ, MANAGER

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Andrew Creighton
2040 W Birchwood #1 Chicago, IL 60645

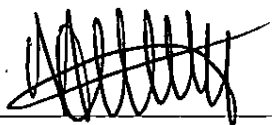
SEND SUBSEQUENT TAX BILLS TO: ANDREW CREIGHTON
2040 W. BIRCHWOOD AVE, CHICAGO, IL 60645

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ELIZABETH PYLE, MANAGER and SANTIAGO VALDEZ, MANAGER, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of March, 2023.

Notary Public 

My Commission Expires: 6.19.24



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File No: 769971

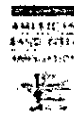
EXHIBIT "A"

LOT 12, IN BIRCHWOOD AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 4 IN PARTITION OF LOTS 1, 10, AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11-30-309.021-0000A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

31-May-2023



CHICAGO:

5,265.00

CTA:

2,106.00

TOTAL:

7,371.00*

11-30-309-021-0000 | 20230501633852 | 0-169-810-640

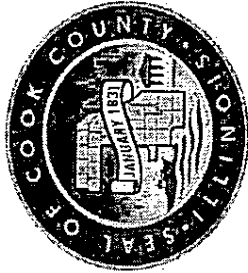
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

31-May-2023



COUNTY:
ILLINOIS:
TOTAL:

351.00
702.00
1,053.00

11-30-309-021-0000

| 20230501633852

| 0-706-681-552

Property of Cook County Clerk's Office