

2

UNOFFICIAL COPY

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



Doc# 2330028003 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2023 09:49 AM PG: 1 OF 4

THE GRANTOR, **WRIGHTWOOD 1508 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:
WESLEY PETER CLEVELAND AND SAMANTHA MORGAN MEYER, husband and wife, in Tenancy by the Entirety, of 1440 W. Taylor St., #2766, Chicago, IL 60607, 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
1508 W. WRIGHTWOOD AVE.
CHICAGO, ILLINOIS 60614**

Permanent Real Estate Index Numbers: **14-29-301-068-0000**

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 27th day of October, 2023.

WRIGHTWOOD 1508 LLC,
an Illinois limited liability company

By: KIRKLAND STREET DEVELOPMENT LLC,
an Illinois limited liability company, Its Manager

By: 
Its: Manager

23GSA011506LP
LTM 10/1

S
P
S
M
SC
E
INT

UNOFFICIAL COPY

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 Joshua Lipton, personally known to me to be the Manager of **KIRKLAND STREET DEVELOPMENT LLC**, an Illinois limited liability company, the Manager of **WRIGHTWOOD 1508 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 24th day of October, 2023.



NOTARY PUBLIC

Mail To:


Wesley Cleveland
1508 W. WRIGHTWOOD AVE
Unit 1
Chicago IL 60614

Name and Address of Taxpayer:

Wesley Peter Cleveland and Samantha Morgan Meyer
1508 W. Wrightwood Ave., Unit 1
Chicago, IL 60614



Prepared By:

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

REAL ESTATE TRANSFER TAX		26-Oct-2023
	CHICAGO:	9,337.50
	CTA:	3,975.00
	TOTAL:	13,912.50 *

14-29-301-068-0000 | 20231001655364 | 0-978-618-320

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

REAL ESTATE TRANSFER TAX		26-Oct-2023
	COUNTY:	662.50
	ILLINOIS:	1,325.00
	TOTAL:	1,987.50

14-29-301-068-0000 | 20231001655364 | 2-052-360-144

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 1508 W. WRIGHTWOOD CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 8 CRAIG'S RESUBDIVISION OF PART OF TISCHER AND LENKE'S SUBDIVISION OF BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, 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 JUNE 20, 2023 AS DOCUMENT NUMBER 2317134078 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND ROOF L.C.E. FOR UNIT 1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2023 AS DOCUMENT NUMBER 2317134078.

PIN(S): 14-29-301-068-0000 (underlying)

Common Address: UNIT 1
1508 W. WRIGHTWOOD AVE.
CHICAGO, IL 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

UNOFFICIAL COPY

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