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Doc#: 2410330133 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/12/2024 4:19 PM Pg: 1 of 4

Dec ID 20240301663130

ST/Co Stamp 1-068-734-000 ST Tax \$930.00 CO Tax \$465.00

City Stamp 0-084-514-352 City Tax \$9,765.00

THIS INSTRUMENT PREPARED BY:

Law Offices of George J. Jasinski
7330 West College Drive
Suite 101
Palos Heights, IL 60463

MAIL RECORDED DEED TO:

Drost Kivlahan
McMahon & O'Connor LLC
11 S Dunton Avenue
Arlington Heights, IL 60005

MAIL TAX BILL TO:

Christina Vail
3651 N Damen Avenue
Unit 3
Chicago, IL 60618

0024002271
2024

ABOVE SPACE FOR RECORDER'S USE

**FIDELITY NATIONAL TITLE
WARRANTY DEED**

THE GRANTOR: 3651 DAMEN LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/00 (10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation,

CONVEY(S) AND WARRANT(S) unto: CHRISTINA VAIL, *an unmarried person*, 201 S Huntington Avenue, #607, Boston, MA 02130, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3 AND PARKING SPACE G3 IN THE 3651 NORTH DAMEN AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 18 AND THE NORTH 7 FEET OF LOT 19 IN BLOCK 5 IN JOHN TURNER'S HEIRS' SUBDIVISION OF THE BLOCK 1, 2, 3 AND 4 IN JOHN TURNER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE (EXCEPT THAT PART OF THE NORTH ¼ OF THE NORTHWEST ¼ OF SAID SOUTHWEST ¼ WEST OF WOLCOTT STREET) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 2333115001, AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

"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

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SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, 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."

Permanent Index No.: 14-19-225-002-0000 (affects underlying land)

Address of Real Estate: 3651 North Damen Avenue
Unit 3 and G3
Chicago, Illinois 60618

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Members, this 22 day of March, 2024.

3651 DAMEN, LLC

MANAGER:

20400 Partners LLC, Manager of 3651 Damen, LLC

By: [Signature]
John W. Mangan, Member of 20400 Partners, LLC

By: [Signature]
Robert T. Mangan, Manager of 20400 Partners, LLC

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **ROBERT T. MANGAN**, Manager of 20400 Partners LLC, Manager of 3651 DAMEN LLC and personally known to me to be the member or designated agent of the limited liability company that executed the said instrument as member or designated agent of the limited liability company and caused the seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Members of said limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this document on behalf of the limited liability company.

Given under my hand and official seal, this 22 day of March, 2024.

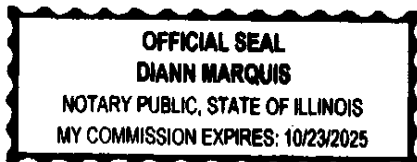


Diann Marquis
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JOHN W. MANGAN**, Member of 20400 Partners LLC, Manager of 3651 DAMEN LLC and personally known to me to be the member or designated agent of the limited liability company that executed the said instrument as member or designated agent of the limited liability company and caused the seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Members of said limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this document on behalf of the limited liability company.

Given under my hand and official seal, this 22 day of March, 2024.



Diann Marquis
NOTARY PUBLIC

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REAL ESTATE TRANSFER TAX

28-Mar-2024



COUNTY:	465.00
ILLINOIS:	930.00
TOTAL:	1,395.00

14-19-225-002-0000

| 20240301663130 | 1-068-734-000

REAL ESTATE TRANSFER TAX

28-Mar-2024



CHICAGO:	6,975.00
CTA:	2,790.00
TOTAL:	9,765.00 *

14-19-225-002-0000 | 20240301663130 | 0-084-514-352

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

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