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7/17/0095 18 001 Page 1 of 3  
2001-09-18 09:43:04  
Cook County Recorder 25.00

WARRANTY DEED



THE GRANTOR, 1750 N. Wolcott LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Managers of said limited liability company, with its principal place of business in the County of Cook, City of Chicago and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEYS and WARRANTS to the GRANTEE, GREGORY SAVARESE, an individual, of the City of Chicago, County of Cook, State of Illinois, ~~not as joint tenants or as tenants in common, but as tenants by the entirety~~, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

*Handwritten signature: Gregory Savarese*

SEE ATTACHED LEGAL DESCRIPTION

COMMON ADDRESS: 1750 N. Wolcott, Unit 306, Chicago, Illinois 60622. PIN: 14-31-417-044-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, unto the Grantees, their heirs and assigns forever. There are no tenants currently occupying the aforementioned unit. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their 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 incumbered 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,

*Handwritten: 3 SH*

SUBJECT TO: (a) General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Condominium Property Act of the State of Illinois; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendment and exhibits thereto, (g) applicable zoning and building laws and ordinances; (h) easement, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser; (n) encroachments, if any; (o) rights of the municipality, State of Illinois, public and adjoining owners in that portion of the Property which comprises a vacated alley AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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 said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

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.

Dated this 31<sup>st</sup> day of August, 2001.

1750 N. WOLCOTT LLC, an Illinois Limited Liability Company:

BY: *[Signature]*  
Mark Fishman, Manager

*Handwritten notes on left margin: 1/22, Ass, No, PAZ, 778327165, CT7*

BOX 333-CTI

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STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK K )

SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Mark Fishman 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and Deed of said Company, for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of August, 2001.



Notary Public

Name of Person Proposing to Buy: Kwiatt & Ruben, Ltd.  
211 Waukegan Road, Suite 300  
Northfield, Illinois 60093-2747  
Tel.: (847) 441-7676

Name of New Taxpayer: Gregory Savarese  
1750 N. Wolcott  
Unit 306  
Chicago, IL 60622

Mail to: Buyer's Attorney  
Ulana Baransky, Esq.  
7024 North Monon  
Chicago, Illinois 60646  
Tel.: (773) 631-1212

STATE TAX

STATE OF ILLINOIS

SEP. 14.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000015049

REAL ESTATE TRANSFER TAX
0043250
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

SEP. 14.01

REVENUE STAMP

# 0000015076

REAL ESTATE TRANSFER TAX
0021625
FP 102802

CITY TAX

CITY OF CHICAGO

SEP. 14.01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007590

REAL ESTATE TRANSFER TAX
0324375
FP 102805

10862572

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COOK COUNTY CLERK'S OFFICE  
100 NORTH LAKE STREET  
CHICAGO, ILLINOIS 60601  
TEL: (773) 399-3000  
WWW.COOKCOUNTYCLERK.COM

10/10/2010 10:00 AM

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 306 IN THE SIGNATURE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 1 TO 10, BOTH INCLUSIVE, AND A STRIP OF LAND 24 FEET IN WIDTH BY 80 FEET IN LENGTH (FORMERLY AN ALLEY, NOW VACATED PURSUANT TO ORDINANCE RECORDED MAY 28, 1907 AS DOCUMENT NUMBER 4043402) LYING BETWEEN THE WEST LINE OF LOT 5 AND THE EAST LINE OF LOT 6, AND BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOTS 5 AND 6 EXTENDED; AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOTS 5 AND 6 EXTENDED, ALL IN E. RANDOLPH SMITH'S SUBDIVISION OF BLOCK 37 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010328287; 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-18, AND P-36, ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION RECORDED AFORESAID AS DOCUMENT 0010328287.

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11/11/2023