

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1116611226 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2011 11:41 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR JASON KORKUS AND NAOMI R. KORKUS, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO JAHNNE RACQUEL GO, a SINGLE WOMAN ("Grantee") Unit 9A, 10 East Delaware Place, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit: Unit 9A and Parking Space P-158 in 10 East Delaware Condominium (the "Unit"), as delineated on a Plat of Survey of 10 East Delaware Condominium, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium for 10 E. Delaware Condominiums recorded December 15, 2009 in the Office of the Recorder of Deed of Cook County, Illinois as Document No. 0934910051 (the "Declaration of Condominium"), together with the undivided percentage interest in the common elements of such Unit(s), all as legally described in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-03-209-028-1001 (# 9 A); 17-03-209-028-1273 (P-158)

Address of Real Estate: Unit 9A, 10 East Delaware Place, Chicago Illinois 60611

To have and to hold the Real Estate unto Grantee forever.

The Subject Real Estate is not homestead property.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described unit, the rights and easements for the benefit of said unit 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 of Condominium 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 of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of said Unit set forth in the Declaration of Easements and Operating Requirements for 10 East Delaware described below.

The Warranties are subject to:

S Y  
P 4  
S N  
SC Y  
INT RD

8850819 D2RF 10X1

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1. real estate taxes not yet due and payable, including taxes that may accrue by reason of new or additional improvements during the year in which the Closing occurs;
2. special taxes or assessments and unconfirmed special assessments;
3. zoning and building laws or ordinances;
4. the Illinois Condominium Property Act, as amended from time to time (the "Act");
5. covenants, conditions, restrictions, easements, agreements and building lines of record;
6. terms, provisions and conditions contained in the Planned Development Ordinance Number 7667 adopted June 13, 2005 and all agreements and conditions required thereby, as amended from time to time;
7. terms, provisions and conditions contained in the Declaration of Easements and Operating Requirements for 10 East Delaware, dated as of December 14, 2009, and recorded in the Office of the Cook County Recorder of Deeds on December 15, 2009 as Document Number 0934910060;
8. terms, provisions and conditions contained in the Declaration of Condominium;
9. the land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances; provided, however, as of the date hereof, no taxes are due or payable thereunder;
10. unrecorded public and quasi-public utility easements;
11. amendments to the documents identified above, leases, subordinations or restrictions recorded prior to the date hereof which do not adversely affect the use of the Unit by Grantee for the purposes permitted by the Declaration of Condominium;
12. encroachments, if any, which relate to the Parcel or the Building and do not interfere with the use and occupancy of the Unit;
13. installments due after the Closing for assessments established under the Declaration of Condominium; and
14. any and all liens and such other matters as to which the issuer of the title insurance policy insures Grantee against loss or damage.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of this 10 day of June, 2011.

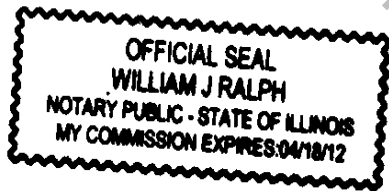
Naomi R. Korkus  
Naomi R. Korkus

Jason Korkus  
Jason Korkus

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 Jason Korkus, 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 and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal on June 10, 2011



William J. Ralph  
Notary Public

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

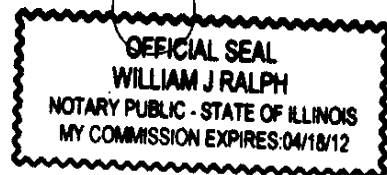
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Naomi R. Korkus, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal on June 10, 2011

William J. Ralph  
Notary Public

This instrument was prepared by:

William J. Ralph  
Burton & Ralph LLP  
180 North LaSalle Street Suite 1820  
Chicago, Illinois 60601



Mail to:  
Law Office of Mark E. Edison P.C.  
1415 W. 22nd Street Tower Floor  
Oak Brook, IL 60523

Send Subsequent Tax Bills to:  
Jahne Racquel Go  
10 E Delaware Place # 9A  
Chicago, Illinois 60611

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CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008850819 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
PARCEL 1:

UNIT NOS. 9A AND P158 IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0934910051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:


A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIRMENTS AND RECORDED AS DOCUMENT 0934910050.

ADDRESS 10 E DELAWARE UNIT 9A (Chicago, IL 60611)

PINS: 17-03-209-028-1001 (U 9A)

17-03-209-028-1273 (P-158)


STATE TAX



STATE OF ILLINOIS  
JUN. 10. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00675.00
FP 103024


CITY TAX



CITY OF CHICAGO  
JUN. 10. 11  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
07087.50
FP 103023

COUNTY TAX



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 10. 11  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00337.50
FP 103022

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