



Doc#: 1129741000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/24/2011 09:32 AM Pg: 1 of 4

Property of Cook County, Illinois

IT-2617988  
Tour ①

**WARRANTY DEED**

This Warranty Deed is made this 7th day of October, 2011, between **MICHAEL E. SWARTZ AND PENNY L. SWARTZ**, husband and wife (collectively, "Grantor"), and **WENDELL C. ROBINSON, JR.**, of Chicago, Illinois (whether one or more, "Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

*See Exhibit A attached hereto and incorporated herein by reference*

Grantor also hereby grants to the Grantee, its successors and assigns, the rights and easements set forth in the Declaration of Condominium described in said Exhibit A ("Declaration"), for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property therein described.

This Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted, 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, **WILL WARRANT AND DEFEND**, subject to: (i) general real estate taxes for 2010 (2<sup>nd</sup> installment) and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, and so long as same do not prohibit the use of said unit as a single family condominium residence; and (vi) the Condominium Property Act of Illinois.

**Box 400-CTCC**

S Y  
P 4  
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SC Y  
CTCC

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor have executed this Warranty Deed as of the day and year above first written.

  
MICHAEL E. SWARTZ

  
PENNY L. SWARTZ

**This instrument was prepared by:**


Lawrence M. Gritton  
400 W. Huron Street  
Chicago, Illinois 60654



**After recording mail to:**

Christopher Weinum  
Law Office of Christopher Weinum  
407 S Dearborn Suite 1260  
Chicago, Illinois 60605

**Send subsequent tax bills to:**

Wendell C. Robinson, Jr.  
545 North Dearborn, Unit W1510  
Chicago, IL 60654

<b>REAL ESTATE TRANSFER</b>	10/07/2011
	<b>CHICAGO:</b> \$1,912.50
	<b>CTA:</b> \$765.00
	<b>TOTAL:</b> \$2,677.50
17-09-241-036-1073   20111001600009   20110326	

<b>REAL ESTATE TRANSFER</b>	10/07/2011
 	<b>COOK</b> \$127.50
	<b>ILLINOIS:</b> \$255.00
	<b>TOTAL:</b> \$382.50
17-09-241-036-1073   20111001600009   7HD0MC	

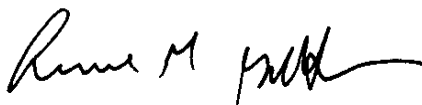
# UNOFFICIAL COPY

State of Illinois        )  
                                   )  
 County of Cook         )

SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that **MICHAEL E. SWARTZ AND PENNY L. SWARTZ**, who 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 and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of October, 2011.



\_\_\_\_\_  
 Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

Unit Number W1510 in Residences at Grand Plaza Condominium, as delineated on a Plat of Survey of the following described tract of land:

Lot 4A and Lot 4B in the Subdivision at Grand Plaza, as said Lots are located both horizontally and vertically in said Subdivision, being a resubdivision of all of Block 25 in Kinzie's Addition to Chicago in Section 10, also of Block 16 in Wolcott's Addition to Chicago in Section 9, and also all of the vacated alley, 18 feet wide, in said Block 16 and 25 heretofore described; all in Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded on December 29, 2003 as document 0336327024, which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 26, 2005 as document number 0529910137, together with its undivided percentage interest in the Common Elements, all in Cook County, Illinois,

#### PARCEL 2:

Easements for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, restrictions and Easements recorded August 3, 2005 as document number 0521518064.

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**Permanent Index Number:** 17-09-241-036-1073

**Street Address:** Unit W1510, 545 North Dearborn, Chicago, Illinois, 60654