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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)



Doc#: 1134933171 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2011 01:56 PM Pg: 1 of 3

WSA758005 / CTR / Schw. eger / 1062 / no abs

THE GRANTOR, 1215 West Augusta, LLC, a 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to David Janicek (**GRANTEE'S ADDRESS**) of the City of Chicago County, Cook, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record including (a) general real estate taxes not due and payable at the time of Closing and subsequent years including axes which may accrue by reason of new or additional improvements during the years; (b) the Illinois Condominium Act and City of Chicago Code; (c) the Declaration of Condominium Recorded as Document Number 1131945017, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) private, public and utility easements, agreements, conditions, covenants, and restrictions of record, party wall rights and agreements, and roads and highways, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which Chicago Title Insurance Company is willing to insure over pursuant to Title Commitment Number WSA758005.

Permanent Real Estate Index Number(s): 17-05-412-117-0000
Address(es) of Real Estate 1215 West Augusta 3, Chicago, IL 60642

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sole and Managing Member, and attested by MICHAEL PRASER this ~~1st~~ ²⁹ day of ~~December~~ ^{NOVEMBER}, 2011.

1215 West Augusta, LLC

By James Vari
James Vari
It's Sole and Managing Member

Attest MICHAEL PRASER

SC Y
INT ab

Box 334

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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 James Vari, personally known to me to be the Sole and Managing Member of the 1215 West Augusta, LLC, and MICHAEL PRASER, personally known to me, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of November 2011



(Notary Public)

Prepared By: Matthew Sidor
55 W. Monroe, Suite 600
Chicago, IL 60603

Mail To:
Michelle Laris
1530 W Fullerton
Chicago IL 60642

Name & Address of Taxpayer:
DAVID JARICH
1215 W Augusta #3
Chicago IL 60642

REAL ESTATE TRANSFER	12/02/2011
CHICAGO:	\$3,225.00
CTA:	\$1,290.00
TOTAL:	\$4,515.00

17-05-412-117-0000 | 20111101603436 | 77TGWL

REAL ESTATE TRANSFER	12/02/2011
COOK	\$215.00
ILLINOIS:	\$430.00
TOTAL:	\$645.00

17-05-412-117-0000 | 20111101603436 | VCE0Y4

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STREET ADDRESS: 1215 WEST AUGUSTA BLVD UNIT 3
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-05-412-117-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 3 IN THE 1215 WEST AUGUSTA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 THE EAST 7.50 FEET OF LOT 1 AND ALL OF LOT 2 IN HIRSCH'S RESUBDIVISION OF LOT 1 AND PART OF LOTS 4, 5, 8 AND 9 IN BLOCK 11 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1131945017; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-2 AND ROOF DECK, LIMITED COMMON ELEMENTS AS SHOWN ON SURVEY ATTACHED TO SAID DECLARATION.

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 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.