

# UNOFFICIAL COPY



**WARRANTY DEED**  
**Illinois Statutory**  
**(Individual to Corporation)**  
1227677

Doc#: 1217356007 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2012 10:20 AM Pg: 1 of 3

THE GRANTORS, **MARK MONTAGUE AND KATHRYN MONTAGUE, husband and wife**, as joint tenants, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **2522-211 E. Ohio, LLC**, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description: See Attachment

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing, special assessments confirmed after date of closing, building set-back lines and use or occupancy restrictions, covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; any easement established by or implied from the said Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index No.: 17-10-209-025-1479

Address of Real Estate: 211 E. Ohio Street, Unit 2522, Chicago, IL 60611

DATED this April 27, 2012

City of Chicago  
Dept. of Finance  
**622676**



Real Estate  
Transfer  
Stamp  
**\$2,058.00**

*Mark Montague*  
\_\_\_\_\_  
**MARK MONTAGUE**  
*Kathryn Montague*  
\_\_\_\_\_  
**KATHRYN MONTAGUE**

6/15/2012 11:12

dr00111

Batch 4,776,561

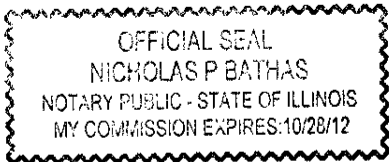
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STATE TAX # 0000001324	STATE OF ILLINOIS JUN. 21. 12 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX 00196.00 FP 103051	COUNTY TAX # 0000001326	COOK COUNTY REAL ESTATE TRANSACTION TAX JUN. 21. 12 REVENUE STAMP	REAL ESTATE TRANSFER TAX 00098.00 FP 103048

State of Illinois )  
 ) ss  
 County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARK MONTAGUE AND KATHRYN MONTAGUE**, 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, sealed and delivered the said instrument as thier free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4/27/12.



*Nicholas P. Bathas*  
 Notary Public

This instrument was prepared by: Nicholas P. Bathas, Attorney at Law, Bathas & Associates, P.C. 1304 Dunrobin Road, Naperville, IL 60540

**MAIL TO:**

**LAKESHORE TITLE AGENCY  
 1301 E. HIGGINS RD  
 ELK GROVE VILLAGE, IL 60007**

**SEND SUBSEQUENT TAX BILLS TO:**

Juan Valera  
 211 E. Ohio  
 Chicago, IL 60610

**UNOFFICIAL COPY****EXHIBIT "A"****PARCEL 1:**

**UNIT NUMBER 2522 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT NO. 8491432 AS AMENDED BY DOCUMENT NO. 26279882, EASEMENT CREATED BY DOCUMENT NO. 17543160 AND EASEMENT CREATED BY DOCUMENT NO. 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM RECORDED AS DOCUMENT NO. 99613754 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR INGRESS, EGRESS, USE, SUPPORT MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NO. 99613753.**

**NOTE FOR INFORMATION ONLY**

**C/K/A: 211 E. OHIO STREET, # 2522, CHICAGO, IL 60611**

**PIN: 17-10-209-025-1479**