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Prepared By:

John Nasiakos

7101 N Cicero, Suite 104 Lincolnwood, IL 60712

Mail to:

Laura Picchietti Cox

Law Offices of Laura Picchietti Cox

470 Michgamme Lane Lake Forest, Illinois 60045) 1719516046D

Doc#: 1219516046 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 07/13/2012 11:43 AM Pg: 1 of 4

Send subsequent tax bills to:

Donna W. Johnson 25 E. Superior, Unit 3304 Chicago, IL 60611

WARRANTY DEED

THE GRANTCK(S), 25 E. Superior – The Fordham, LLC an Illinois Limited Liability Company for and its consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Donna F. Johnson all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Real Estate Index Number: 17-10-103-027-1101 and 17-10-103-027-1282

Address of Real Estate:

25 E Superior Unit 3304, Chicago IL 60611 (includes parking space 808)

Subject only to general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 31st day of May, 2012

25 E. Superior – The Fordham, LLC an Illinois Limited Liability Company

By its manager Peter Hlepas

25 E Superior – The Fordham, LLC an Illinois Limited Liability Company
By its manager Toula Hlepas

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 **Peter Hlepas and Toula Hlepas** 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and notary seal, this 31st day of May, 2012.

H____



Saturn Title LLC / 208040

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Legal Description

File #:

1208042

Borrower Name:

Donna W. Johnson

REAL ESTATE TRANSFER

07/13/2012

COOK ILLINOIS:

\$392.50 \$785.00

TOTAL:

\$1,177.50

17-10-103-027-1101 | 20120601601211 | HS843F

Address:

25 E Superior St, Unit 3304

Chicago, IL 60611

Pin #: 17-10-103-027-1101

REAL ESTATE TRANSFER

06/26/2012

CHICAGO:

\$5,887.50 \$2,355.00

CTA: TOTAL:

\$8,242.50

17-10-103-027-1101 | 20120601601211 | 1VR6RF

Legal Description:

PARCEL A:

UNIT NUMBER 3304 IN THE FORDHAM CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED FACCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF SALU BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF C/.SS STREET 106 FEET TO AN ALLEY, THENCE WEST 51 FEET; THENCE

NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 1, BE NO THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 3 IN RIGHT REVEREND A. O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION 10 CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN A. O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIES ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 6 IN A.O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

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THE WEST 25 FEET OF THE EAST 101 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 1/2 FEET OF BLOCK 48 IN KINZIES ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 25 FEET OF THE WEST 150 FEET OF THAT PART NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO'.

PARCEL 8:

LOT 5 IN A. C REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO C'A'CAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 7 IN A. O. REGAN'S SUPDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE WEST 25 FEET OF THE EAST 76 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328829, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN 1 FREST IN THE COMMON ELEMENTS.

PARCEL 11:

ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THERECF) AN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL M'ERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT; THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN RT. REVEREND ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 OF BLOCK 48 KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328829, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY THE DECLARATION OF EASEMENTS RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT L.L.C. DOCUMENT NUMBER 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCIRCLEMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND

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ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET THEREIN.

PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-808 AND STORAGE SPACE S-317 A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION AND SURVEY AFORESAID.

Property of Cook County Clark's Office