

1 of 2

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WARRANTY DEED (Illinois)

THIS DEED is made as of the 16 day of August, 2012, by and between

JON T TIMPE, *an unmarried man*

("Grantor," whether one or more),

and

CAROL RENSHAW GRANT, TRUSTEE
OF THE CAROL RENSHAW GRANT
REVOCABLE TRUST DATED APRIL 28,
2010

a(n) _____

of _____

("Grantee," whether one or more).



Doc#: 1225410062 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/10/2012 11:36 AM Pg: 1 of 3

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 2605 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 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 25150981; 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 (AS DEFINED IN THE DECLARATION), 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 NUMBER 99613753.

P.I.N.: 17-10-209-025-1486
KNOWN AS: 211 E OHIO ST., UNIT 2605, CHICAGO, IL 60611

S Y
P 3
S N
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Together with all and singular the hereditaments and appurtenances thereunto belonging; or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, ^{LHS} his heirs and assigns forever.

~~And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, 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, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year ~~2011~~ and subsequent years.~~

(S)

(S)

P.I.N.: ²⁰¹² 17-10-209-025-1486
COMMONLY KNOWN AS: 211 E OHIO ST., UNIT 2605, CHICAGO, IL 60611

+ which do not interfere with the use and enjoyment of the property as a residential condominium, are not violated and do not contain any right of reversion
** of record

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 16 day of August, 2012.

**NORTH AMERICAN
TITLE CO.**
15820-12-02085K1



JON T. TIMPE

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste F, Lincolnwood, IL 60712

MAIL TO:
Debra Yale, Esq.
430 Park Ave., Ste 3D
Highland Park, IL
60034

SEND SUBSEQUENT TAX BILLS TO:
CAROL RENSHAW GRANT, Trustee
211 E. Ohio, Unit 2605
Chicago, IL 60611

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JON T TIMPE is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

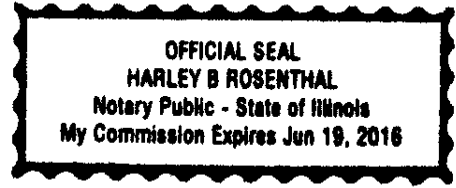
Given under my hand and official seal, this 16 day of August, 2012.


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Notary Public _____

My Commission Expires: 6-19-16



REAL ESTATE TRANSFER	08/16/2012
 CHICAGO:	\$1,275.00
CTA:	\$510.00
TOTAL:	\$1,785.00

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REAL ESTATE TRANSFER	08/16/2012
  COOK	\$85.00
ILLINOIS:	\$170.00
TOTAL:	\$255.00

17-10-209-025-1486 | 20120801602606 | X92BBM

Property of Cook County Clerk's Office