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WARRANTY DEED (Illinois)



Doc#: 1226118028 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/17/2012 11:22 AM Pg: 1 of 4

THE GRANTOR, **Richard J. Mason**, married to Diane W. Mason, of 130 Pine Tree Lane, Riverwoods, Illinois 60015, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS AND WARRANTS TO:

Phinneas Properties, LLC, an Illinois limited liability company,
130 Pine Tree Lane
Riverwoods, Illinois 60015

the following described real estate, situated in the County of Cook and in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate number(s): 17-10-209-025-1495

Address(es) of real estate: 211 East Ohio Street, Unit 2616, Chicago, Illinois 60611

THIS IS NOT HOMESTEAD PROPERTY.

31st IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents, this day of August, 2012.

[Handwritten Signature]
Richard J. Mason

THIS TRANSFER IS EXEMPT UNDER SEC. 35 ILCS 200/31-45 (E) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW, SEC. 74-106 (5) OF THE COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE AND SEC. 3-33-060 (E) OF THE CHICAGO LOCAL PROPERTY TRANSFER TAX ORDINANCE
John F. Pollock, Attorney
BUYER, SELLER OR REPRESENTATIVE

This instrument was prepared by John F. Pollock, McGuireWoods LLP, 77 W. Wacker Dr., Suite 4100, Chicago, IL 60601.

City of Chicago
Dept. of Finance
628234



Real Estate
Transfer
Stamp
\$0.00

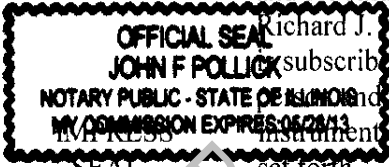
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Batch 5,281,470

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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, John F. Pollick the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Richard J. Mason, personally known to me to be the same person whose name
subscribed to the foregoing instrument, appeared before me this day in
and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes therein
set forth.



SEAL
HERE

Given under my hand and official seal, this 31ST day of August, 2012.

Commission expires MAY 28, 2013

John F. Pollick

NOTARY PUBLIC

MAIL TO:

John F. Pollick
McGuireWoods LLP
77 West Wacker Drive, Suite 4100
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

No Change

Property of Cook County Clerk's Office

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STREET ADDRESS: 211 EAST OHIO STREET

UNIT 2616

CITY: CHICAGO, ILLINOIS 60611 COUNTY: COOK

TAX NUMBER: 17-10-209-025-1495

LEGAL DESCRIPTION:

EXHIBIT A

PARCEL 1:

UNIT NO. 2616 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 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

PARCEL 3:

VALET PARKING RIGHT APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: SEPTEMBER 13, 2012

Signature: *John F. Pollick*
John F. Pollick

Subscribed and sworn to before me by the said JOHN F. POLLICK this 13th day of SEPTEMBER, 2012.

Roseann M. Scorpio
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: SEPTEMBER 13, 2012

Signature: *John F. Pollick*
John F. Pollick

Subscribed and sworn to before me by the said JOHN F. POLLICK this 13th day of SEPTEMBER, 2012.

Roseann M. Scorpio
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)