



13148120460

WARRANTY DEED

Doc#: 1314812046 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2013 09:51 AM Pg: 1 of 3

The Grantors, **Andrew Edeker, an unmarried man and Paul Trout, an unmarried man** for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Sherwin Condo LLC** of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit ("Property") hereby releasing and waiving all rights under and by virtue Homestead Exemption Laws of the State of Illinois:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

Permanent Real Estate Index Numbers: 11-29-315-024-1018
11-29-315-024-1043

Address of Real Estate: 1209 W. Sherwin, #2-O, P-12 Ave.
Chicago, Illinois 60626

Dated effective this 9th day of May, 2013.

Andrew Edeker
Andrew Edeker

Andrew Edeker as Paul Trout by attorney in fact
Paul Trout

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Andrew Edeker and Paul Trout, 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 and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9 day of May, 2013.

Commission expires February 7 2016

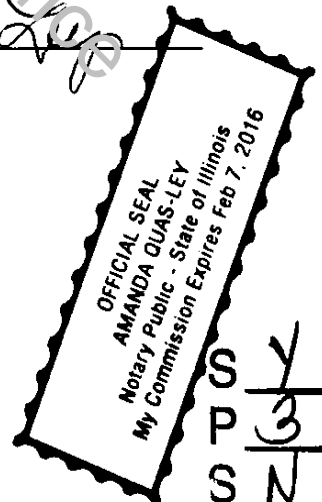
Amanda Quas-Ley
Notary Public

This instrument was prepared by and should be sent after recording to:

Darrin S. Baim, Esq.
GOLAN & CHRISTIE LLP
70 West Madison Street
Suite 1500
Chicago, Illinois 60602

Send subsequent tax bills to:

Sherwin Condo LLC
104 S. Michigan, Suite 500
Chicago, Illinois 60603



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Box 400-CTCC

DI 243
Honor
8932801

UNOFFICIAL COPY

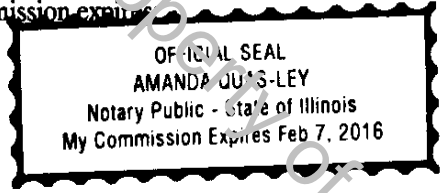
State of Illinois

County of *Cook*


I, the undersigned, a notary of public in and for said county and state aforesaid, do hereby certify that *Andrew Gaeker*, who is personally known to me to be the same person who executed the within instrument as the Attorney in Fact of *Paul Trout*, appeared before me this day in person and acknowledged that *he* signed, sealed, and delivered the said instrument, as the attorney in fact, as the free and voluntary act of *him* self and of said


Given under by hand and notarial seal, this *9th* day of *May* 2013.

My commission expires



Amanda Quins-Ley
Notary Public

| REAL ESTATE TRANSFER | 05/09/2013 |
|---|------------|
|  CHICAGO: | \$5,685.00 |
| CTA: | \$2,274.00 |
| TOTAL: | \$7,959.00 |
| 11-29-315-024-1018 2013031604543 MMUX2F | |

| REAL ESTATE TRANSFER | 05/09/2013 |
|--|------------|
|   COOK | \$379.00 |
| ILLINOIS: | \$758.00 |
| TOTAL: | \$1,137.00 |
| 11-29-315-024-1018 20130301604543 643HQJ | |

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EXHIBIT A **LEGAL DESCRIPTION OF PROPERTY**

PARCEL 1:

UNIT 2-0 AND UNIT P-12, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE BREAKERS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 21, 2002 AS DOCUMENT NUMBER 0021153044, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0021153043, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

PINS: 11-29-315-024-1018
11-29-315-024-1043

Address: 1200 W. Sherwin, #2-O, P-12
Chicago, Illinois 60626