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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1315512102 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2013 11:40 AM Pg: 1 of 3

First American Title
Order # 2416090
(1 of 1)

Property of Cook County Clerk's Office

THE GRANTOR(S), BRIAN S. LUCHT and ANNE L. LAU-LUCHT, Husband and Wife, of 1111 W. Wabash Ave, Unit 1203, Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to KEITH MELARAGNO, 1129 N. Elmwood Ave, Oak Park, Illinois, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: (a) General real estate taxes for 2012-2nd Installment and subsequent tax years; (b) the Declaration, defined herein; (c) special taxes and assessments for improvements not yet completed; (d) covenants, restrictions, conditions and disclosures of record and encroachments, if any, provided that none of these interfere or prohibit with Grantee's use of the Unit as a residence; (e) applicable zoning and building laws and ordinances; (f) use and occupancy restrictions; (g) the Illinois Condominium Property Act; (h) public, private and utility easements, if any; (i) lies and other matters of title over which the title insurer is willing to insure at no cost to Grantee; and (j) acts done or suffered by Grantee.

SUBJECT TO: Declaration of Condominium dated December 12, 2003 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois on December 18, 2003 as Document 0335218122 and subsequent amendment, if any.

Permanent Real Estate Index Number(s): 17-15-309-039-1067

Address of Real Estate: 1111 SOUTH WABASH UNIT 1203 CHICAGO, ILLINOIS 60605

Dated this 15 day of May, 2013

BRIAN S. LUCHT

ANNE L. LAU-LUCHT

S Y
P 3
S W
SC Y
INT 10

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that BRIAN S. LUCHT and ANNE L. LAU-LUCHT personally known to me to be the same person(s) whose name(s) 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of MAY, 2013



Kathleen A. Schomburg
Notary Public

Prepared By:

Raquel Smith Ortiz
Smith Ortiz PC, Attorneys
4309 W. Fullerton Ave.
Chicago, Illinois 60639

Mail To:

Elisa M. Allie
Peter J. Lake Associates, LLC
104 N. Oak Park Ave, #200
Oak Park, IL 60301

Name & Address of Taxpayer:

Send Subsequent Tax Bills To:

Kevin Melaragno
1111 S. Dearborn Ave, #1203
Chicago, IL 60605

REAL ESTATE TRANSFER 05/20/2013



CHICAGO: \$2,325.00
CTA: \$930.00
TOTAL: \$3,255.00

17-15-309-039-1067 | 20130501605029 | 0L2HNY

REAL ESTATE TRANSFER 05/20/2013



COOK \$155.00
ILLINOIS: \$310.00
TOTAL: \$465.00

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PARCEL 1:

PARCEL 1: UNIT 1203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1111 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335218122, AS AMENDED FROM TIME TO TIME, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORING PURPOSES IN AND TO PARKING SPACE NO. P230, AND STORAGE SPACE NO. 108B, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

The land is commonly known as:
1111 South Wabash Avenue, Unit 1203
Chicago, IL 60605

PIN: 17-15-309-039-1067

Cook County Clerk's Office