

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)



Doc#: 1320055090 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2013 01:36 PM Pg: 1 of 3

Mail To:

Thomas R. Raines
20 N. Wacker Drive
Suite 550
Chicago, IL 60606

Send Subsequent Tax Bills To:

Brad Fluegel
11 E. Walton
Unit 4901
Chicago, IL 60611

RECORDER'S STAMP

EW 13-17188 2903

THE GRANTOR, R&R Luxury Realty LLC, an Illinois Limited Liability Company, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Brad Fluegel, of New York, New York, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record; public and utility easements; special government taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for second installment 2012 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-03-209-027-1039

Property Address: 11 E. Walton Street, Unit 4901, Chicago, IL 60611

Dated this 27 day of JUNE, 2013.

R&R Luxury Realty LLC, an Illinois Limited Liability Company

By: Manjunath Ramanna, Manager

By: Rajini Manjunath, Manager

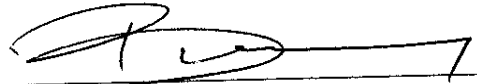
Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173

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STATE OF IL)
COUNTY OF DeKalb)SS

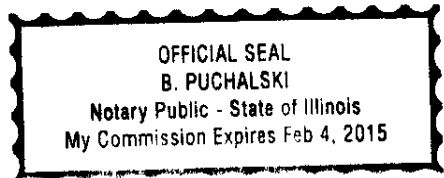
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Manjunath Ramanna and Rajini Manjunath are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 27 day of June, 2013.



Notary Public

My Commission Expires: 2/4/15



This instrument was prepared by:


Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:



Thomas R. Raines
20 N. Wacker Drive
Suite 550
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Brad Fluegel
11 E. Walton
Unit 4901
Chicago, IL 60611

REAL ESTATE TRANSFER	07/10/2013
 CHICAGO:	\$23,250.00
CTA:	\$9,300.00
TOTAL:	\$32,550.00

17-03-209-027-1039 | 20130601609417 | U8JQ2C

REAL ESTATE TRANSFER	07/10/2013
  COOK	\$1,550.00
ILLINOIS:	\$3,100.00
TOTAL:	\$4,650.00

17-03-209-027-1039 | 20130601609417 | 9A3DES

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 4901 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ELYSIAN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 19, 2009 AS DOCUMENT NUMBER 0932331019, AS AMENDED FROM TIME TO TIME,, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-46, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

PARCEL 3: AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS TO A PARKING SPACE DESCRIBED AS PARKING SPACE NO. 58 AND SHOWN AS EXHIBIT "D" ACCORDING TO THE DECLARATION OF CROSS EASEMENTS AND COST SHARING PROVISIONS FOR THE ELYSIAN AND RECORDED NOVEMBER 19, 2009 AS DOCUMENT NUMBER 0932331018, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office