

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS) (General)



Doc#: 1331626106 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/12/2013 12:44 PM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # 2476162  
113

The Grantor, Jester Properties, L.C., an Illinois limited liability company, of 1538 Southgate Road, Bartlett, Illinois 60103, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: Jeremy Horst and Amy Abramite, his wife as TENANTS BY THE ENTIRETY, of 1000 West Adams, #805, Chicago, Illinois 60607, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (see reverse side for legal description), subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as it does not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 17-08-103-028-0000, Vol. No. 589  
Address(es) or Real Estate: 730 N. Ada Street, Unit 1, Chicago, Illinois 60642

DATED this 1 day of October, 2013.

JESTER PROPERTIES, LLC

By:

Todd Itrich, Its Managing Member

State of Illinois )  
County of COOK ) ss.

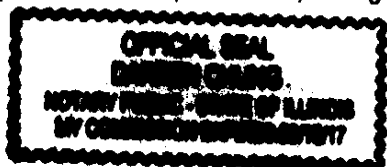
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Todd Itrich, personally known to me to be the Managing Member of Jester Properties, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, 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.

Given under my hand and official seal, this 1 day of October, 2013.

Commission expires 6/10/17

Notary Public

Prepared by: Dainius R. Dumbrys, Boodell & Domanskis, LLC, 353 N. Clark St., Suite 1800, Chicago, IL-60654



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P 3  
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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER** 10/23/2013

**CHICAGO:** \$3,622.50

**CTA:** \$1,449.00

**TOTAL:** \$5,071.50

17-08-103-028-0000 | 20131001603822 | ZE325U

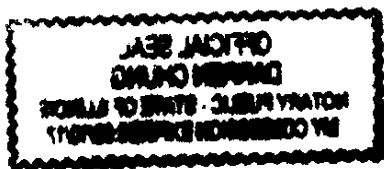
**REAL ESTATE TRANSFER** 10/23/2013

**COOK** \$241.50

**ILLINOIS:** \$483.00

**TOTAL:** \$724.50

17-08-103-028-0000 | 20131001603822 | 4NH78L



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## Legal Description

Premises commonly known as: 730 N. Ada Street, Unit 1, Chicago, Illinois 60642

### Legal Description:

#### Parcel 1:

Unit No. 1, in 730 North Ada Condominium, as delineated on a plat of survey of the following described tract of land: Lot 43, in Block 5, in Taylor's Subdivision of Block 1, in Assessor's Division of the East half of the Northwest quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian (being the North 27 acres of the East half of the Northwest quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian), which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded September 26, 2013, as document no. 1326913000, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of Parking Space P-1 and the patio as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

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.

#### Mail To:

John J. Janczur  
318 West Adams Street, #1100  
Chicago, IL 60606

#### Send Tax Bills To:

Jeremy Horst and Amy Abramite  
730 North Ada Street, #1  
Chicago, Illinois 60642