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Doc#: 1410741036 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/17/2014 11:33 AM Pg: 1 of 3

WARRANTY DEED Statutory (ILLINOIS)

1 of 2

Property of Cook County Clerk

Above Space for Recorder's Use Only

THE GRANTORS, OSCAR GUZMAN and MARIA DEL PILAR NAVARRO, husband and wife of 233 E. Erie, Units 1503 and 1504, Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to VVV REAL ESTATE PARTNERS, LLC, an Illinois limited liability company with an address of 175 N. WEST HOME the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: CHICAGO, IL 60601

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number(s): 17-10-203-027-1063; 17-10-203-027-1064

Address of Real Estate: 233 E. Erie, Units 1503 and 1504, Chicago, Illinois 60611
Street


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SUBJECT TO THE FOLLOWING: IF ANY: General real estate taxes not due and payable as of the date hereof; covenants, conditions, and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; acts done by or suffered through grantee; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium; exceptions appearing on the title commitment and accepted by grantee at the time of closing.

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

TO HAVE AND TO HOLD said premises forever.

DATED this 7th day of March, 2014


REAL ESTATE TRANSFER	03/26/2014
 CHICAGO:	\$2,137.50
CTA:	\$855.00
TOTAL:	\$2,992.50
17-10-203-027-1063 20140301601121 E31Z7G	

REAL ESTATE TRANSFER	03/26/2014
  COOK	\$142.50
ILLINOIS:	\$285.00
TOTAL:	\$427.50
17-10-203-027-1063 20140301601121 ZG70VH	


BOX 334 CT

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OSCAR GUZMAN

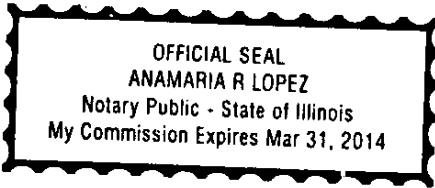



MARIA DEL PILAR NAVARRO

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that OSCAR GUZMAN and MARIA DEL PILAR NAVARRO, 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, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of March, 2014.





NOTARY PUBLIC

This instrument was prepared by:

Karyn R. Vanderwarren
120 E. Ogden Avenue, Suite 124
Hinsdale, IL 60521

MAIL TO:

SCOTT SINAR
1332 N. HALSTED, SUITE 100
CHICAGO, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

VVV REAL ESTATE LLC
175 N. WESTSHORE DRIVE
CHICAGO, IL 60601

UNOFFICIAL COPY

STREET ADDRESS: 233 E ERIE

UNITS 1503 & 1504

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-10-203-027-1063 and 17-10-203-027-1064

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1503 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26017897, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT 1504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 260177897, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 & 2 TO MAINTAIN PARTY WALL ESTABLISHED BY PARTY WALL AGREEMENT RECORDED AS DOCUMENT NUMBER 1715549, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894.

Property of Cook County Clerk's Office

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