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Doc#: 1411426042 Fee: \$42.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2014 11:27 AM Pg: 1 of 3

Warranty Deed Illinois Statutory

THE GRANTOR(S), Heritage 2312, LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Eric O. Sherberneau, a single man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

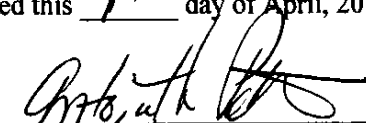
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record provided they do not interfere with nor restrict the use of the Property as a residential condominium, public and utility easements, general real estate taxes not yet due and payable 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.

Permanent Real Estate Index Number(s): 17-10-309-015-1173; 17-10-309-015-1176
Address(es) of Real Estate: 130 N. Garland, Unit 2312, P-8-43, Chicago, Illinois 60602

Dated this 9th day of April, 2014



Heritage 2312, LLC
By Antoinette Pettitt, Managing Member

FIRST AMERICAN
File # 2526384
1073

S Y
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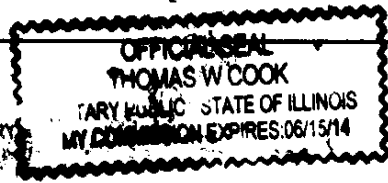
STATE OF IL, COUNTY OF COOK ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Antoinette Pettitt 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 she signed, sealed and delivered the said instrument as her 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 9 day of APRIL, 2014

Thomas W. Cook (Notary Public)

Prepared By: Lisa M. Raimondi
Raimondi Law Group, Ltd.
15774 S. LaGrange Road, #161
Orland Park, Illinois 60462



Mail To:
JUDITH E FORS
4669 N MANOR
CHICAGO IL 60625

REAL ESTATE TRANSFER	04/18/2014
CHICAGO:	\$3,656.25
CTA:	\$1,462.50
TOTAL:	\$5,118.75

17-10-309-015-1173 | 20140401602659 | 19VDAC

Name & Address of Taxpayer:

ERIC O SHERBERNEAU
130 N GARLAND CT. UNIT 2312
CHICAGO, IL 60602

REAL ESTATE TRANSFER	04/18/2014
COOK	\$243.75
ILLINOIS:	\$487.50
TOTAL:	\$731.25

17-10-309-015-1173 | 20140401602659 | 0THN4S

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 2312 AND PARKING SPACE UNIT P-8-43 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S800-59 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED THEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL.)

Permanent Index #'s: 17-10-309-015-1173 & 17-10-309-015-1775 Vol. 0510

Property Address: 130 North Garland Court Unit 2312, Chicago, Illinois 60602

Property of Cook County Clerk's Office