



Doc#: 1420335063 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2014 02:17 PM Pg: 1 of 3

Warranty Deed

This document was prepared by:

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

01146-25338 1/3 KB

(The Above Space for Recorders Use Only)

THE GRANTOR, ERKOCA INTERIORS, LLC - 2601 W. FOSTER AVENUE, an Illinois Series Limited Liability Company, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHARLES J. URBAN II, of 3825 N. Pine Grove Avenue, #314, Chicago, IL all the following described real estate, situated in City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to covenants, conditions and restrictions of record, public and utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws and general real estate taxes not yet due or payable; and all other matters of record affecting the property.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		25-Jun-2014
	CHICAGO:	1,245.00
	CTA:	498.00
	TOTAL:	1,743.00

13-12-400-068-1006 | 20140601604699 | 1-633-312-512

REAL ESTATE TRANSFER TAX		01-Jul-2014
	COUNTY:	83.00
	ILLINOIS:	166.00
	TOTAL:	249.00

13-12-400-068-1006 | 20140601604699 | 2-068-365-056

Y
3
N
Y
A

UNOFFICIAL COPY

DATED this 19th day of June, 2014.

ERKOCA INTERIORS, LLC – 2601 W.
FOSTER AVENUE, an Illinois series limited
liability company

By: ERKOCA INTERIORS, LLC, as sole
Member

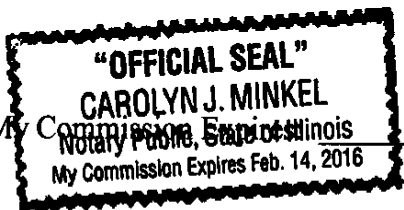
By: [Signature]
Eris Erkoca, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Eris Erkoca, 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 she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of Erkoca Interiors, LLC – 2601 W. Foster Avenue for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of June, 2014.

[Signature]
Notary Public



Mail to:

~~Jeffrey M. Galkin, Esq.~~
~~Levin Ginsberg~~
~~180 N. LaSalle Street,~~
~~Suite 3200~~
~~Chicago, IL 60601~~
Charles Urban II
2601 W. FOSTER AVE. #3N
CHICAGO, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Charles J. Urban II

(Name)
2601 W. Foster Avenue, #3N

(Address)
Chicago, IL 60611

(City, State and Zip)

Or: Recorder's Office Box No. _____

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 3-N IN 2601 WEST FOSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 2 (EXCEPT THE WEST 7.50 FEET THEREOF) AND LOT 3 IN ANTON CONRAD'S SUBDIVISION OF BOWMANVILLE BEING IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 1978, AS DOCUMENT NUMBER 24757875, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PIN: 13-12-400-068-1006

Address of Property: 2601 W. Foster Avenue Unit #3N, Chicago, IL 60625