



WARRANTY DEED  
STATUTORY (ILLINOIS)

Doc#: 1421335002 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2014 08:26 AM Pg: 1 of 3

2547035  
First American Title

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, JAMES W. KOEPKE, a married person, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

2201 N. CLEVELAND, LLC

the following described real estate:

PARCEL 1:

UNIT 406 IN 2201 NORTH CLEVELAND CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS 25 TO 28 IN HUSTED'S SUBDIVISION OF SOUTH PART OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS 'EXHIBIT A' TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1977 AND KNOWN AS TRUST NUMBER 22873 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24256262, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 24256262.

Permanent Index Number: 14-33-114-048-1023  
Property Commonly Known As: 2201 North Cleveland Avenue, Unit 406, Chicago, Illinois 60614

Subject to (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act, (c) the Declaration and the Condominium Documents, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit, (f) acts done or suffered by Grantee or anyone claiming

FIRST AMERICAN TITLE

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through Grantee, (g) utility easements, whether recorded or unrecorded, (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: July 14, 2014

  
\_\_\_\_\_  
**JAMES W. KOEPKE**

This is not the homestead property of the spouse of the Grantor.

STATE OF ILLINOIS)

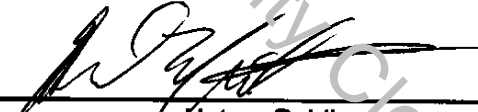
) SS

COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **JAMES W. KOEPKE**, a married person, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 notarial seal this 14<sup>th</sup> day of July, 2014.



  
\_\_\_\_\_  
Notary Public

2201 N. CLEVELAND, LLC 1030 N. STATE #42A

Mail recorded Deed to:

~~Nicholas Jakoboo, Esq., 2221 West Irving Park Road, Chicago, Illinois 60618 10~~

Mail tax bill to:

2201 N. Cleveland LLC, 2201 N. Cleveland Avenue #406, Chicago, Illinois 60614

Prepared by:  
60202

Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois

REAL ESTATE TRANSFER TAX	17-Jul-2014
CHICAGO:	2,250.00
CTA:	900.00
<b>TOTAL:</b>	<b>3,150.00</b>

14-33-114-048-1023 | 20140701611889 | 2-004-045-952

REAL ESTATE TRANSFER TAX	17-Jul-2014
COUNTY:	150.00
ILLINOIS:	300.00
<b>TOTAL:</b>	<b>450.00</b>

14-33-114-048-1023 | 20140701611889 | 1-791-709-312

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## EXHIBIT A

### LEGAL DESCRIPTION

**Legal Description: PARCEL 1:**

UNIT 406 IN 2201 NORTH CLEVELAND CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS 25 TO 28 IN HUSTED'S SUBDIVISION OF SOUTH PART OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS 'EXHIBIT A' TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1977 AND KNOWN AS TRUST NUMBER 22873 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24256262, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Permanent Index #'s: 14-33-114-048-1023 Vol. 0494

Property Address: 2201 North Cleveland Avenue,, Unit 406, Chicago, Illinois 60614

Property of Cook County Clerk's Office