

112

UNOFFICIAL COPY

TT14-19568
Cook (10F2)
AVO



Doc#: 1423012038 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2014 09:24 AM Pg: 1 of 3

TEK TITLE, L.L.C.
2720 S. River Road, Suite 233
Des Plaines, IL 60018

WARRANTY DEED

The Grantor, LUIS R. ROJAS, of COND LA CIMA DE TORRIMAR, 14 CARR 833 APT 1904, GUAYNABO, PR 00969-7404, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FARHAD ARSHAD, a single person, the following real estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT(S) 102 IN THE WAREHOUSE 312 LOFTOMINUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769057, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00730334.

Property Address: 312 N. May Street, Unit 102, Chicago, IL 60607

Property Identification Number: 17-08-408-012-1055

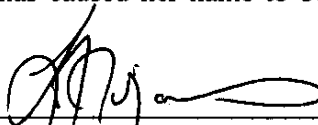
Subject to: (i) Covenants, conditions, agreements, building lines and restrictions of record; (ii) Public and utility easements; (iii) Acts done by or suffered through Grantee; (iv) All special governmental taxes or assessments confirmed and unconfirmed; (vi) condominium declarations and by-laws; and (v) General real estate taxes not yet due and payable.

S
P
S
S
INT

N
13
N
Y
CP

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused her name to be signed, this 7 of June, 2013.



LUIS R. ROJAS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that LUIS R. ROJAS, 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 and delivered said instrument as her own free for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 7 of June, 2013.







NOTARY PUBLIC


This Instrument Prepared By: Barbara Condit Canning
 Canning & Canning LLC
 1000 Skokie Blvd., Suite 355
 Wilmette, IL 60091

Send Subsequent Tax Bills To: Farhad Arshad
 312 N. May Street, Unit 102
 Chicago, IL

Return Recorded Deed To:
 Deborah Ashen
 217 N. Jefferson #601
 Chicago, IL 60661

REAL ESTATE TRANSFER TAX		01-Aug-2014
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

17-08-408-012-1055 | 20140701610665 | 1-118-881-920

REAL ESTATE TRANSFER TAX		01-Aug-2014
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00

17-08-408-012-1055 | 20140701610665 | 0-290-769-024

UNOFFICIAL COPY

Exhibit A Legal Description

PARCEL 1: UNIT(S) 102 IN THE WAREHOUSE 312 LOFTOMINUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769057, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00730334.

Property of Cook County Clerk's Office