

# UNOFFICIAL COPY

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## WARRANTY DEED



Doc#: 1423204093 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/20/2014 01:15 PM Pg: 1 of 3

THIS WARRANTY DEED, made this 18<sup>th</sup> day of July, 2014 by **RANDOLPH 720 HOLDINGS LLC**, an Illinois limited liability company ("Grantor"), to and in favor of **DAVID B. BAKER** and **KELLY M. MAXWELL**, husband and wife, as tenants by the entirety, ("Grantee"), **WITNESSETH**, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Grantor, **CONVEYS** and **WARRANTS** unto the Grantee, and to his heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described on Exhibit "A" attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantor will Warrant and Defend against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but no other.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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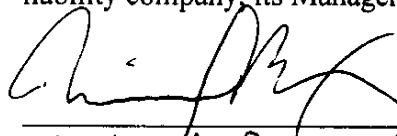
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In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 18<sup>th</sup> day of July, 2014.

**RANDOLPH 720 HOLDINGS LLC**, an Illinois limited liability company

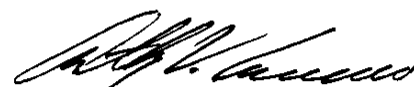
By: PILOT 126 LLC, a Delaware limited liability company, its Manager

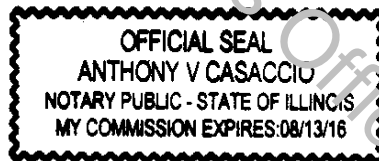
By:   
Name: Michael R. Burney  
Title: Authorized Signatory

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 Michael R. Burney, as Power of Attorney of PILOT 126 LLC, a Delaware limited liability company, as Manager of RANDOLPH 720 HOLDINGS LLC, an Illinois limited liability company 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, sealed and delivered the said instrument as his 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 18<sup>th</sup> day of July, 2014.

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



MAIL TO:

Dean J. Lurie, Esq.  
Stone, Pogrund & Korey LLC  
1 East Wacker Drive, Suite 2610  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

David B. Baker and Kelly M. Maxwell  
720 W. Randolph St., Unit PH4  
Chicago, IL 60661

Prepared by: Michael R. Burney, 70 W. Madison St., Ste. 5300, Chicago, IL 60602

FADJOUHCITYVIEW SALES\PH-4\CLOSING DOCUMENTS\WARRANTY DEED.DOC

REAL ESTATE TRANSFER TAX	21-Jul-2014
CHICAGO:	6,075.00
CTA:	2,430.00
<b>TOTAL:</b>	<b>8,505.00</b>

REAL ESTATE TRANSFER TAX	21-Jul-2014
COUNTY:	405.00
ILLINOIS:	810.00
<b>TOTAL:</b>	<b>1,215.00</b>

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT PH-4 IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 65 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 0317131090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

PARKING SPACES P-43 AND P-44 IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 65 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 0317131090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: PART OF 17-09-319-025-0000;  
17-09-319-021-1092; AND  
17-09-319-021-1093

ADDRESS: 720 W. RANDOLPH ST., UNIT PH-4, CHICAGO, ILLINOIS 60661