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Doc#: 1423233081 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2014 04:38 PM Pg: 1 of 6

THIS DOCUMENT WAS)
PREPARED BY:)

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AFTER RECORDING RETURN TO:)

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FIRST AMERICAN)

(This space reserved for recording date)

1/2 File # 2571101
Ncr 682766

WARRANTY DEED

Bradley Ritter ("Grantor"), whose mailing address is 310A N. Des Plaines, Unit #32, Chicago, IL 60661, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by Gregor Sosnowski and Juliet Huang, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety ("Grantee"), whose mailing address is 310A N. Des Plaines, Unit #32, Chicago, IL 60661, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby CONVEY and WARRANT to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

Permanent Index Number(s): 17093080041032

Address of Property: 310A N. Des Plaines, Unit #32, Chicago, IL 60661

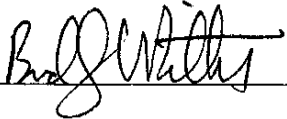
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EXECUTED this 13th day of August, 2014, and EFFECTIVE upon delivery to Grantee.


GRANTOR:



BRADLEY RITTER

By: 

Mail tax bills to:

Gregor Sosnowski and Juliet Huang
310A N. Des Plaines
Unit #32
Chicago, IL 60661

REAL ESTATE TRANSFER TAX		21-Aug-2014
	CHICAGO:	3,885.00
	CTA:	1,554.00
	TOTAL:	5,439.00
17-09-308-004-1032 20140801621378 1-360-230-1114		

REAL ESTATE TRANSFER TAX		21-Aug-2014
	COUNTY:	259.00
	ILLINOIS:	518.00
	TOTAL:	777.00
17-09-308-004-1032 20140801621378 0-544-307-328		

Property of Cook County Clerk's Office

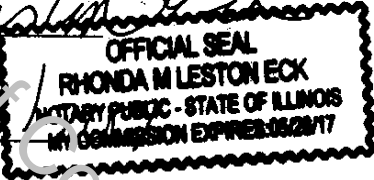
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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Bradley Ritter, personally known to me to be the the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of August, 2014.

Rhonda M Leston Eck
Notary Public
Commission Expires: 5/28/17



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WAIVER OF HOMESTEAD RIGHTS

THE UNDERSIGNED, DANIELLE RAE RITTER, HEREBY WAIVES ALL PRESENT AND FUTURE INTEREST, RIGHT AND TITLE WHICH SHE MAY CURRENTLY POSSESS IN THE PROPERTY WHICH IS THE SUBJECT OF THIS WARRANTY DEED ARISING OUT OF HER HOMESTEAD RIGHTS OR MARTIAL PROPERTY RIGHTS, IF ANY PROPERTY INTEREST IS CREATED THROUGH OPERATION OF LAW OR OTHERWISE, THE UNDERSIGNED, DANIELLE RAE RITTER, AGREES THAT THIS WARRANTY DEED IS CONSENTED TO AND IS VALID AS TO THE ENTIRE PARCEL.

By: *Danielle Rae Ritter*
Name: Danielle Rae Ritter

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DANIELLE RAE RITTER 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, 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 notarial seal, this 13th day of August, 2014.

Rhonda M Leston
NOTARY PUBLIC
OFFICIAL SEAL
RHONDA M LESTON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/28/17
Commission expires: 5/28/2017

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Exhibit A

LEGAL DESCRIPTION

That certain real property located in the City of Chicago, County of Cook, State of Illinois, described as follows:

Permanent Index Number(s): 17093080041032

Address of Property: 310A N. Des Plaines, Unit #32, Chicago, IL 60661

UNIT 32, AND PARKING SPACE P-32, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE NORTH 89°59'58" WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NORTH 90° WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00°00'00" WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°59'58" EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383875, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00430382 (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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Exhibit B

PERMITTED EXCEPTIONS

Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded February 22, 2000 as document 00128664 and any amendments thereto.

Provisions, conditions and limitations as created by the Condominium Property Act.

First Amendment to Declaration of Condominium Ownership for Fulton Court Condominium recorded April 1, 2000 as document 00230045.

Second Amendment to Declaration of Condominium Ownership for Fulton Court Condominium recorded May 26, 2000 as document 00383875.

Third Amendment to Declaration of Condominium Ownership for Fulton Court Condominium recorded June 13, 2000 as document 00430382.

Property of Cook County Clerk's Office