

UNOFFICIAL COPY

WARRANTY DEED

THIS WARRANTY DEED, made this 19th day of August, 2014 by **RANDOLPH 720 HOLDINGS LLC**, an Illinois limited liability company ("Grantor"), to and in favor of **Alex Stepien and Lauren Stepien**,* 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.

** husband and wife,*

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.



Doc#: 1425913054 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2014 01:58 PM Pg: 1 of 3

8963088 D2AEM 1072

Box 400-CTCC

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT PH-2 AND PARKING SPACE UNITS P-21 AND P-22, 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:

EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY 720-726 RANDOLPH ASSOCIATES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY DATED JUNE 11, 2003 AND RECORDED JUNE 20, 2003 AS DOCUMENT NUMBER 0317131089 FOR ALL PURPOSES SET FORTH IN ARTICLE 3 THEREIN, OVER, ON, ACROSS AND THROUGH THE "COMMERCIAL PROPERTY", AS DEFINED THEREIN.

PIN: PART OF 17-09-319-025-0000;
17-09-319-021-1070; AND
17-09-319-021-1071

ADDRESS: 720 W. RANDOLPH ST., UNIT PH-2, CHICAGO, ILLINOIS 60661

REAL ESTATE TRANSFER TAX		25-Aug-2014
	COUNTY:	412.50
	ILLINOIS:	825.00
	TOTAL:	1,237.50
17-09-319-025-0000 20140801622776 0-990-378-112		

REAL ESTATE TRANSFER TAX		25-Aug-2014
	CHICAGO:	6,187.50
	CTA:	2,475.00
	TOTAL:	8,662.50
17-09-319-025-0000 20140801622776 1-587-476-608		