## **UNOFFICIAL COPY**

WARRANTY DEED

THIS WARRANTY DEED, made this 2014 day of August, 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 (\$1000) and other good and valuable consideration, in hand paid



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

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" aftached 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, atic, 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 for ever.

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, CONTAINED RESERVATIONS RESTRICTIONS AND CONDITIONS, DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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# **UNOFFICIAL COP**

In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 19th day of August, 2014.

> RANDOLPH 720 HOLDINGS LLC, an Illinois limited liability company

> > By:

PILOT 126 LLC, a Delaware limited

liability company, its Manager

By:

Name:

Title:

STATE OF ILLINOIS

**COUNTY OF COOK** 

I, the undersigned, a Notary Public ir 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 notational seal, this 22nd day of Avgust, 2014. KRISTEN M. REGNAS

ublic

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Alex and Lauren Stepien 720 W. Randolph St., Unit PH-2

Chicago, IL 60661

CHICAGO, De 60661

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

F\DIO\/LH\CITYVIEW SALES\\PH-2\CLOSING DOCUMENTS\\WARRANTY DEED.DOC

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/5/14

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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, RANCE 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 AN 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 50661

REAL ESTATE TRANSFER TAX			25-Aug-2014
		COUNTY:	412.50
		ILLINOIS:	825.00
		TOTAL:	1,237.50
17.09.31	9-025-0000	20140801622776	0-990-378-112

REAL ESTATE TRANS	25-Aug-2014	
	CHICAGO:	6,187.50
	CTA:	2,475.00
	TOTAL:	8,662.50
17-09-319-025-0000	201/0801622776	L 4 F97 476 C00