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WSSA 378414 (09) 2014

THIS INSTRUMENT
PREPARED BY:

LLOYD E. GUSSIS, ESQ.
GUSSIS LAW GROUP LLC
6200 NORTH HIAWATHA
SUITE 400
CHICAGO, IL 60646

Doc#: 1427242008 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2014 09:20 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, 841 W. GRACE, LLC, a limited liability company, duly created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, CONVEYS AND WARRANTS unto ADAM J. RESSNER AND TESS W. ENGELSON, the real estate commonly known as 841 West Grace, Unit #1N, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises not in tenancy in common ^{not as} joint tenancy, forever..

ADDRESS: 841 West Grace, Unit #1N, Chicago, Illinois 60613

But as tenants by the entirety.

PTIN: 14-20-222-004-0000

DATED this 21st day of July, 2014.

841 W. GRACE, LLC

By: Gregory S. Bates
Gregory S. Bates
Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that GREGORY S. BATES, the Manager of 841 W. GRACE, LLC, personally appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act of said company, for the uses and purposes therein set forth.

REAL ESTATE TRANSFER TAX		28-Aug-2014
CHICAGO:		6,742.50
CTA:		2,697.00
TOTAL:		9,439.50

14-20-222-004-0000 | 20140601608091 | 1-258-043-520

REAL ESTATE TRANSFER TAX		28-Aug-2014
COUNTY:		449.50
ILLINOIS:		899.00
TOTAL:		1,348.50

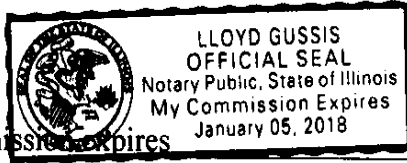
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Box 330

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GIVEN under my hand and notarial seal this 27th day of July, 2014.



[Signature]

Notary Public

My commission expires _____

MAIL TO:

Adam Kessner
841 W. Grace # 1N
Chicago IL 60613

SEND TAX BILL TO:

Adam Kessner
841 W. Grace # 1N
Chicago IL 60613

LEGAL DESCRIPTION

(see attached)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Parcel #1N:

Unit #1N in The 841 W. Grace Condominiums as delineated on a survey of the following described tract of land:

THE WEST 50.00 FEET OF LOT 7 IN SUBDIVISION OF NORTH 174.5 FEET OF BLOCK 9 IN LAFLIN, SMITH, DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 1419222034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLIONIS.

Parcel 2:

The exclusive right to the use of P-7, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 1419222034.

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.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.