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ST201146-26786

THIS DOCUMENT WAS
PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
833 N. Orleans Street, Suite 400
Chicago, IL 60610



1429619187

Doc#: 1429619187 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2014 04:22 PM Pg: 1 of 5

AFTER RECORDING, RETURN TO:

Erin A. Davis
544 N. Milwaukee, Unit 203
Chicago, IL 60642

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 3rd day of October, 2014 by and between Zev Salomon and Michal Raz-Russo, husband and wife as tenants by the entirety ("Grantor"), having a mailing address of 544 N. Milwaukee Ave., Unit 203, Chicago, Illinois 60642 and Erin A. Davis ("Grantee"), having a mailing address of 544 N. Milwaukee Ave., Unit 203, Chicago, Illinois 60642.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 100
NAPERVILLE, IL 60563

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

14-Oct-2014



CHICAGO: 3,367.50
CTA: 1,347.00
TOTAL: 4,714.50

REAL ESTATE TRANSFER TAX

17-Oct-2014



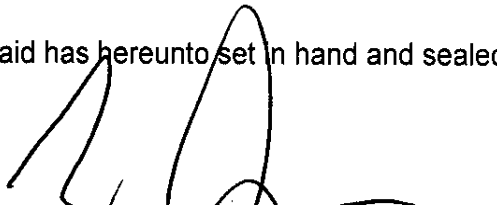
COUNTY: 224.50
ILLINOIS: 449.00
TOTAL: 673.50

17-08-243-058-1003 | 20140901633505 | 0-357-690-496

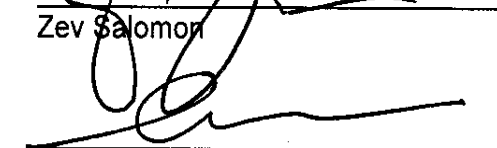
17-08-243-058-1003 | 20140901633505 | 0-104-144-000

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 3rd day of October, 2014.



 Zev Salomon

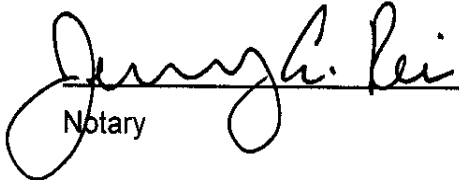


 Michal Raz-Russo

State of Illinois)
) ss
 County of Cook)

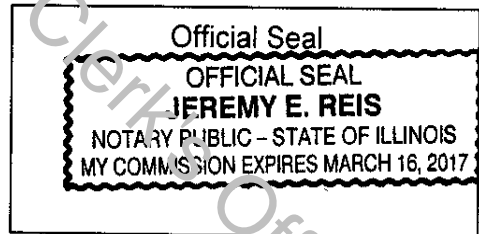
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Zev Salomon and Michal Raz-Russo, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of October, 2014.



 Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:

Erin A. Davis
 (Name)

544 N. Milwaukee, Unit 203
 (Address)

Chicago, IL 60642
 (City, State, Zip)

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 203 AND PARKING SPACE UNIT P-19 IN THE BELLA COMO CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE BELLA COMO CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE AND IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 0519632129, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

THAT PART OF LOTS 1 AND 2 AND THE VACATED ALLEY ADJOINING SAID LOTS AND PART OF LOTS 16 AND 17, ALL TAKEN AS A TRACT, IN BLOCK 19 IN OGDEN'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE NORTH 48° 10' 59" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 1 AND 2 FOR A DISTANCE OF 80.22 FEET; THENCE NORTH 89° 59' 10" WEST ALONG THE NORTH LINE OF LOTS 16 AND 27 FOR A DISTANCE OF 45.79 FEET; THENCE SOUTH 00° 23' 00" EAST 147.67 FEET; THENCE NORTH 64° 37' 35" EAST 19.86 FEET TO A CORNER OF LOT 2; THENCE NORTH 89° 37' 00" EAST ALONG A SOUTH LINE OF LOT 2 FOR A DISTANCE OF 7.93 FEET TO THE SOUTHEASTERLY LINE OF LOT 2; THENCE NORTH 42° 35' 36" EAST ALONG SAID SOUTHEASTERLY LINE 116.30 FEET TO THE POINT OF BEGINNING, (EXCEPT FROM SAID TRACT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 13.46 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 26.46 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE NORTH 48° 10' 59" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 1 AND 2 FOR A DISTANCE OF 66.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 48° 10' 59" WEST ALONG SAID NORTHEASTERLY LINE 10.88 FEET; THENCE SOUTH 41° 49' 01" WEST 5.10 FEET; THENCE NORTH 48° 10' 59" WEST 2.68 FEET; THENCE NORTH 41° 49' 01" EAST 5.10 FEET; THENCE NORTH 89° 59' 10" WEST ALONG THE NORTH LINE OF LOTS 16 AND 27 FOR A DISTANCE OF 40.44 FEET; THENCE SOUTH 00° 00' 00" EAST 4.26 FEET; THENCE NORTH 90° 00' 00" EAST 0.35 FEET; THENCE SOUTH 00° 00' 00" EAST 12.25 FEET; THENCE NORTH 90° 00' 00" WEST 5.59 FEET; THENCE SOUTH 00° 23' 00" EAST 65.33 FEET; THENCE NORTH 42° 35' 46" EAST 53.84 FEET; THENCE NORTH 47° 24' 14" WEST 7.15 FEET; THENCE SOUTH 42° 35' 46" WEST 1.10; THENCE NORTH 47° 24' 14" WEST 7.24 FEET; THENCE NORTH 42° 35' 46" EAST 20.51 FEET; THENCE SOUTH 47° 24' 14" EAST 5.87 FEET; THENCE NORTH 42° 35' 46" EAST 17.80 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS. ALSO, THAT PART OF LOTS 1 AND 2 AND THE VACATED ALLEY ADJOINING SAID LOTS AND PART OF LOTS 16 AND 17, ALL TAKEN AS A TRACT, IN BLOCK 19 IN OGDEN'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE NORTH 48° 10' 59" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 1 AND 2 FOR A DISTANCE OF 80.22 FEET; THENCE NORTH 89° 59' 10" WEST ALONG THE NORTH LINE

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OF LOTS 16 AND 17 FOR A DISTANCE OF 45.79 FEET; THENCE SOUTH 00° 23' 00" EAST 81.84 FEET; THENCE NORTH 42° 35' 46" EAST 20.37 FEET; THENCE NORTH 47° 24' 14" WEST 5.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42° 35' 46" EAST 4.05 FEET; THENCE NORTH 47° 24' 14" WEST 4.50; THENCE SOUTH 85° 42' 35" WEST 5.0 FEET; THENCE SOUTH 42° 35' 46" WEST 0.40 FEET; THENCE SOUTH 47° 24' 14" EAST 7.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 0519632128 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND CROSS THE RETAIL PROPERTY.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AFORESAID DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS, FOR INGRESS AND EGRESS AND USE AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE COMMERCIAL PARCEL, AS DEFINED THEREIN, AND CONNECTED TO FACILITIES LOCATED IN THE RESIDENTIAL PARCEL, AS THEREIN DEFINED, INCLUDING WITHOUT LIMITATION, THOSE FACILITIES SPECIFICALLY DESCRIBED AND DELINEATED THEREIN AS THE "LOW VOLTAGE ROOM," THE "LOW VOLTAGE ROOM EASEMENT AREA," THE "GAS CLOSET" AND THE "GAS CLOSET EASEMENT AREA."

TAX PARCEL IDENTIFICATION NUMBER(S): 17-08-243-058-1003; 17-08-243-058-1039

COMMONLY KNOWN AS: UNIT 203 AND PARKING SPACE P-19, AT THE BELLA COMO CONDOMINIUM IN THE BELLA COMO CONDOMINIUM ASSOCIATION, CHICAGO, ILLINOIS 60642.

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2014 and subsequent years not yet due and payable.
2. (a) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0519632129, as amended from time to time.

(b) Provisions, limitations and conditions as imposed by the ""Condominium Property Act"".
3. Terms, provisions and conditions relating to the easement described in Parcel 2 and 3.
4. Rights of the adjoining owners to the concurrent use of the easement described in Parcel 2 and 3.

Property of Cook County Clerk's Office