

UNOFFICIAL COPY

(12-19) GT

40016456 1/4

This Deed was prepared by:

J. Ryan Potts

Brotschul Potts LLC

230 W. Monroe Street, Suite 230

Chicago, Illinois 60606



Doc#: 1435857017 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2014 09:32 AM Pg: 1 of 3

After recording this Deed send to:

Frank Jaffe

Jaffe and Berlin

111 W. Washington Street, Suite 900

Chicago, Illinois 60602

WARRANTY DEED

THIS INDENTURE, made as of December 16, 2014, from **David H. Dermenjian and Michelle D. Dermenjian, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety**, having an address of 1300 N. State Street, #610, Chicago, Illinois, (collectively, "Grantor"), in favor of **Melani W. Wilson and Peter C. Wilson, husband and wife and as joint tenants**, having an address of 13822 Liberty Mills Road, Fort Wayne, Indiana 46814 (collectively, "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.


[SIGNATURES ON THE FOLLOWING PAGE]



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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTORS:



David H. Dermenjian


Michelle D. Dermenjian

REAL ESTATE TRANSFER TAX		17-Dec-2014
		COUNTY: 547.50
		ILLINOIS: 1,095.00
		TOTAL: 1,642.50
17-04-218-051-1014 20141201651480 2-093-263-488		

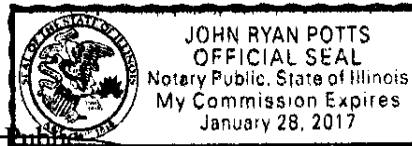
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		17-Dec-2014
		CHICAGO: 8,212.50
		CTA: 3,285.00
		TOTAL: 11,497.50
17-04-218-051-1014 20141201651480 0-499-165-824		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **David H. Dermenjian and Michelle D. Dermenjian** appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth. *husband & wife*

Given under my hand and notarial seal this 18 day of December, 2014.



Notary Public

My commission expires on _____

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EXHIBIT A
Legal Description

PARCEL 1: UNIT 404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE AMBASSADOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0511618089, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-51, AND STORAGE SPACE NO. S-29, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 1300 N. STATE PARKWAY, UNIT 404, CHICAGO, ILLINOIS 60610

PIN: 17-04-218-051-1014

SEND TAX BILLS TO:
MELANI AND PETER WILSON
1300 N. STATE PARKWAY
UNIT 404
CHICAGO, IL 60610

Property of Cook County Clerk's Office