

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Jack Edelbrock  
Mayer Brown LLP  
71 South Wacker Drive  
Chicago, Illinois 60606



Doc#: 1436019058 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/26/2014 11:06 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Michael Freeman  
Law Offices of Michael Freeman, Ltd.  
2150 E. Lake Cook Road  
Suite 560  
Buffalo Grove, Illinois 60089

## WARRANTY DEED

THIS WARRANTY DEED (the "Deed"), is made as of this 24<sup>th</sup> day of November, 2014, by Garvey Court Holdings, LLC, a Delaware limited liability company ("Grantor"), having an office at 250 Pilot Road, Suite 160, Las Vegas, Nevada 89119, to Triwin Investments International LLC, an Illinois limited liability company (the "Grantee") having an office at 211 Lockerbie Lane, Wilmette, Illinois.

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to the following matters:

Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments due after the date of closing for general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

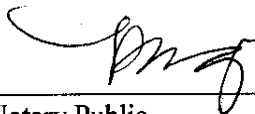
Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the Property against persons lawfully claiming, or to claim the same, except for claims arising under or by virtue of the Permitted Exceptions.

# UNOFFICIAL COPY

STATE OF Nevada )  
 )  
 COUNTY OF Clark )      ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jeffrey M. Mahoney, as Chief Financial Officer of Garvey Court Holdings, LLC a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chief Financial Officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of such municipal corporation, for the uses and purposes therein set forth.



GIVEN UNDER my hand and Notarial Seal this 24<sup>th</sup> day of November, 2014.




\_\_\_\_\_  
 Notary Public

My Commission Expires: 05.20.15



REAL ESTATE TRANSFER TAX		24-Dec-2014
	COUNTY:	143.75
	ILLINOIS:	287.50
	<b>TOTAL:</b>	<b>431.25</b>
17-09-424-008-1303   20141101647400   0-639-949-440		

REAL ESTATE TRANSFER TAX		24-Dec-2014
	CHICAGO:	2,156.25
	CTA:	862.50
	<b>TOTAL:</b>	<b>3,018.75</b>
17-09-424-008-1303   20141101647400   1-323-096-704		


# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

Garvey Court Holdings, LLC, a Delaware limited liability company

By: \_\_\_\_\_



Jeffrey M. Mahoney  
Chief Financial Officer

Mail Future Tax Bills To:

TRIWIN INV.  
211 LOCKERBIE LN  
WILMETTA IL  
60851

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

Unit 4602 and Unit P-69 in the 200 North Dearborn Private Residences, a condominium, as delineated on a survey of the following described real estate:

Part of Block 17 in the Original Town of Chicago, all in the Southeast  $\frac{1}{4}$  of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, and easements for ingress, egress, use, construction and enjoyment as more particularly set forth in deed recorded as Document No. 87254850, Easement Agreement recorded as Document No. 91591893 and Easement Agreement recorded as Document No. 92199746; which survey is attached as Exhibit B to the Declaration of Condominium recorded February 25, 2008 as Document 0805641071, as amended by the Corrective Amendment to Declaration to Condominium recorded September 23, 2008 as Document 0326710041, together with their undivided percentage interest in the common elements, all in Cook County, Illinois.

Real Estate Tax Numbers: 17-09-424-008-1378 and 17-09-424-008-1303

Common Address: 200 North Dearborn, Unit 4602, Chicago, Illinois.