

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS) (General)



THE GRANTOR

GPI, LLC, an Illinois limited liability company
1455 S Michigan Avenue #210
Chicago, Illinois, 60605

Doc#: 1436545077 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2014 03:02 PM Pg: 1 of 3

(The above Space for Recorder's Use Only)

of the County of Cook, State of Illinois, for and in consideration of TEN and NO/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

JAMES E ZAKOOR, TRUSTEE of the
JAMES EDWARD ZAKOOR REVOCABLE TRUST
DATED OCTOBER 30, 1992
1211 S. Prairie Avenue, #~~6105-1304~~
Chicago, Illinois 60605

the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record; public utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number: 17-22-110-135-1052

Address of Real Estate: 1211 S Prairie Avenue, Unit 1304, Chicago, Illinois 60605

Dated this 30 day of December, 2014

GPI, LLC, an Illinois limited liability company

By:
Name: Gerald W. Fogelson
Its: Authorized Agent

NO1140976 / VV 147 3

UNOFFICIAL COPY

State of Illinois, County of Cook ss: I, the undersigned, a Notary Public in and for said County, in the State foresaid, DO HEREBY CERTIFY that GERALD W. FOGELSON, personally 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 s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of December, 2014
 Commission Expires 10/2/18 Nicole R. Locascio
 NOTARY PUBLIC




This instrument was prepared by: Stephanie Irwin Engstrom, Fisk Kart Katz and Regan, Ltd. 77 West Washington Street, Suite 900 Chicago, Illinois 60602

MAIL TO:



Joseph McGinnis
 5849 W Lawrence Avenue
 Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:

James P. Zakoor Revocable Trust ~~of 2013~~ dated October 30, 1993
 1211 S Prairie Avenue
 Unit ~~6105~~ 1327⁵¹⁶
 Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		31-Dec-2014
	CHICAGO:	7,500.00
	CTA:	3,000.00
	TOTAL:	10,500.00

17-22-110-135-1052 | 20141201654588 | 1-639-856-768

REAL ESTATE TRANSFER TAX		31-Dec-2014
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	TOTAL:	1,500.00

17-22-110-135-1052 | 20141201654588 | 1-920-285-312

UNOFFICIAL COPY

Legal Description - Exhibit A

PARCEL 1:

UNITS 1304 IN THE ONE MUSEUM PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0809922000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.