

UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS) (General)



Doc#: 1436545081 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2014 03:14 PM Pg: 1 of 3

THE GRANTOR

GP1, LLC, an Illinois limited liability  
company  
1455 S Michigan Avenue #210  
Chicago, Illinois, 60605

(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  
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: 17-22-110-135-1299, 17-22-110-135-1457, and 17-22-110-135-1500

Address of Real Estate: 1211 S Prairie Avenue, Units GU-169, GU-219, and GU-10, Chicago, Illinois 60605

Dated this 30 day of December, 2014

GP1, LLC, an Illinois limited liability company

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

101140977/W 1013  
M/LL604102N  
~~101140977~~

Property of Cook County Clerk's Office

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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 30<sup>th</sup> day of December, 2014  
Commission Expires 11/2/18

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


Property of Cook County Clerk's Office



MAIL TO:

Joseph McGinnis  
5849 W Lawrence Avenue  
Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:

James E. Zakoor Revocable Trust ~~of 2013~~ <sup>SIE</sup> dated October 30 1992  
1211 S Prairie Avenue  
Unit 6165 <sup>SIE</sup> 1307  
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		31-Dec-2014
	CHICAGO:	750.00
	CTA:	300.00
	<b>TOTAL:</b>	<b>1,050.00</b>
17-22-110-135-1299   20141201654596   1-409-235-584		

REAL ESTATE TRANSFER TAX		31-Dec-2014
	COUNTY:	50.00
	ILLINOIS:	100.00
	<b>TOTAL:</b>	<b>150.00</b>
17-22-110-135-1299   20141201654596   0-785-595-008		

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## Legal Description - Exhibit A

PARCEL 1:  
UNITS GU-10, GU-169, AND GU-219 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.