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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1501650052 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2015 10:01 AM Pg: 1 of 5

Mail to:
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2140
Chicago, IL 60601
10/1
PT 15-00014

THE GRANTOR(S), Stan R. Soroka, a married man, of the City of Windermere, County of Orange, State of Florida for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Park Row Holding LLC Series F (GRANTEE'S ADDRESS) 500 West Superior, Unit 1605, Chicago, Illinois 60654 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

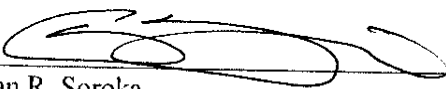
THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 17-04-300-048-1128, 17-04-300-048-1049
Address(es) of Real Estate: 1000 N. Kingsbury St., Unit 604 & GU-49, Chicago, Illinois 60610

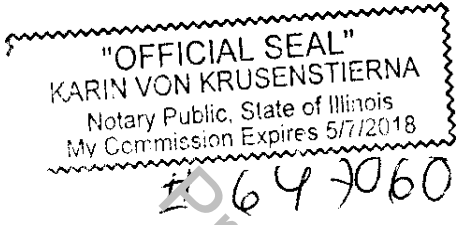
Dated this 16 day of January, 2015.

X 
Stan R. Soroka

STATE OF Illinois, COUNTY OF Cook ss. **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stan R. Soroka, known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 08 day of January, 2015.



Karin von Krusenstierna (Notary Public)

Prepared By: Michelle A. Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, Illinois 60614

Mail To:
Cary Latimer
ATTORNEY AT LAW
55 West Monroe Street
Chicago, Illinois 60603

Name & Address of Taxpayer:
Park Row Holding LLC Series F
1000 N. Kingsbury St., Unit 604 & GU-49
Chicago, Illinois 60610

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT 'A'****Legal Description**

PARCEL 1;

UNIT NO. 604 , GARAGE UNIT NO. GU-49, IN THE RIVER VILLAGE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 19 THROUGH 23 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR RIVER VILLAGE LOFTS CONDOMINIUM RECORDED OCTOBER 15, 2002 AS DOCUMENT NO. 0021128852, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-55 . A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0021128852.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 21128849 FOR THE FOLLOWING PURPOSE:



- A. INGRESS AND EGRESS AND USE
 - B. STRUCTURAL SUPPORT
 - C. USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
 - D. MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
 - E. MAINTENANCE AND USE OF EASEMENT FACILITIES
 - F. SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
 - G. WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
 - H. UTILITIES
 - I. PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
 - J. EXTERIOR MAINTENANCE
 - K. EXTERIOR SIGNAGE
 - L. DUMPSTERS
 - M. OWNED FACILITIES
 - N. SHARED FACILITIES, AND
 - O. OVERHANGING BALCONIES;
- OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

17-04-300-048-1128

17-04-300-048-1049


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|---|--------------------|
| REAL ESTATE TRANSFER TAX | 14-Jan-2015 |
|  | |
|  | |
| COUNTY: | 120.00 |
| ILLINOIS: | 240.00 |
| TOTAL: | 360.00 |
| 17-04-300-048-1128 20,50101656332 0-311-993-984 | |

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| REAL ESTATE TRANSFER TAX | 14-Jan-2015 |
|---|--------------------------------|
|  | |
| CHICAGO: | 1,800.00 |
| CTA: | 720.00 |
| TOTAL: | 2,520.00 |
| 17-04-300-048-1128 | 20150101656332 1-886-627-456 |