

WARRANTY DEED



1502610086

Doc#: 1502610086 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2015 03:40 PM Pg: 1 of 3

THE GRANTOR:

Sherwin Condo LLC, an Illinois Limited Liability Company, party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by its Manager of said corporation, CONVEYS and WARRANTS to:

A. Michael Glasser

the GRANTEE, party of the second part, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

See attached.

Permanent Real Estate Index Number: 11-29-315-024-1018 & 11-29-315-024-1043
Address(es) of Real Estate: 1200 W. Sherwin Avenue common mailing address 11 94 W. Sherwin Avenue, Unit 2-O, and parking space P12, Chicago, IL 60626

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, canals, laterals and drain tile pipe or other conduit.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above, described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

(SIGNATURE EXECUTED ON NEXT PAGE)

Table with 2 columns: REAL ESTATE TRANSFER TAX, 12-Jan-2015. Rows: COUNTY: 265.00, ILLINOIS: 530.00, TOTAL: 795.00

11-29-315-024-1018 | 20141201653764 | 0-535-381-632

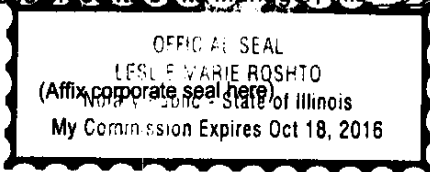
Table with 2 columns: REAL ESTATE TRANSFER TAX, 12-Jan-2015. Rows: CHICAGO: 3,975.00, CTA: 1,590.00, TOTAL: 5,565.00

11-29-315-024-1018 | 20141201653764 | 0-913-524-352

BOX 15

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to hereto affixed, and has caused its name to be signed to these presents by its Manager, this 22 day of December, 2014.



Sherwin Condo LLC
By Brown Shoe Investments LLC, its sole Manager

By: [Signature]
Mary F. Parthe, authorized manger

Attest: Mary F. Parthe

State of Illinois
County of COOK ss

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary F. Parthe, personally known to me to be the authorized signor on behalf of the grantor, and 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 severally acknowledged that as such authorized signor they signed and delivered the said instrument as authorized signor, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of December, 2014.

Commission expires: 10/18/16
[Signature]
Notary Public



This instrument was prepared by: Michelle Nakfoor
104 South Michigan Avenue, Suite 500
Chicago, IL 60603

Mail to: [Arrow]
~~Gael Morris~~
~~2835 N. Sheffield Ave.~~
~~Chicago, IL 60657~~

Send Subsequent Tax Bills To:
Michael Glasser
1194 W. Sherwin Avenue, Unit 2-O
Chicago, IL 60626

UNOFFICIAL COPY

EXHIBIT A

Order No.: OC14001569

For APN/Parcel ID(s): 11-29-315-024-1018 and 11-29-315-024-1043
For Tax Map ID(s): 11-29-315-024-1018 and 11-29-315-024-1043

Parcel 1:

Unit 2-0 and unit p-12, together with its undivided percentage interest in the common elements, in the breakers condominiums as delineated and defined in the declaration recorded october 21, 2002 as document number 0021153044, as amended from time to time in the east half of the southwest quarter of section 29, township 41 north, range 14, east of the third principal meridian, in cook county, illinois.

Parcel 2:

Easements appurtenant to and for the benefit of parcel 1 as set forth and defined in the declaration of covenants, conditions, restrictions and easements recorded as document no. 0021153043, 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 property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.