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WARRANTY DEED
Statutory Illinois
Individual to Individual



Doc#: 1506818025 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2015 11:05 AM Pg: 1 of 5

THE GRANTORS,
**Rudy Joseph Giannetti as trustee of the
Rudy Joseph Giannetti Trust dated
January 20, 1993 and Davine Ann Giannetti
as trustee of the Davine Ann Giannetti
Trust dated January 20, 1993,**

of the City of CHICAGO, State of ILLINOIS
for and in consideration of TEN DOLLARS
(\$10.00) and other good and valuable
considerations in hand paid,

CONVEYS and WARRANTS TO:

M.
RYAN HESS UNIT
**873 N. LARRABEE ST., ~~SEITE~~ 401
& PK-60, CHICAGO, IL 60610**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Property Index Number (PIN): 17-04-324-104-1025; 17-04-324-104-1132

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, general real estate taxes not yet due and payable at the time of Closing;

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

Address of Real Estate: **873 N. LARRABEE ST., UNIT 401 & PK-60, CHICAGO, IL 60610**

DATED this 25 day of February, 2015.

Rudy Joseph Giannetti
RUDY JOSEPH GIANNETTI
as trustee of the Rudy Joseph Giannetti Trust
dated January 20, 1993

Davine Ann Giannetti
DAVINE ANN GIANNETTI
as trustee of the Davine Ann Giannetti Trust
dated January 20, 1993

REC'D XREC'D

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Rudy Joseph Giannetti as trustee of the Rudy Joseph Giannetti Trust dated January 20, 1993 and Davine Ann Giannetti as trustee of the Davine Ann Giannetti Trust dated January 20, 1993**, whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 25 day of February, 2015.

[Signature]
NOTARY PUBLIC



Commission expires: 11/17/18

This instrument was prepared by:

SHERWOOD LAW GROUP
218 N. Jefferson Street
Suite #401
Chicago, IL 60661

Mail to: Ryan M. Hess
873 N. Larrabee St. #401
Chicago, IL 60610



Send subsequent tax bills to:

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EXHIBIT A

PARCEL 1: UNITS 401 AND PK-60 IN THE LARRABEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE FOLLOWING FOUR PARCELS ALL TAKEN AS A TRACT: PARCEL 1; THE NORTH 25 FEET OF LOT 6 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; PARCEL 2; LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS; PARCEL 3; SUBLOTS 8 AND 9 (EXCEPT RESPECTIVE PARTS IN ALLEY) IN THE SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; PARCEL 4; LOT 2 (EXCEPT THE NORTH 25 FEET AND EXCEPT ALLEY) MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING ABOVE AN ELEVATION OF 13.51 FEET AND BELOW AN ELEVATION OF 27.51 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, 28.05 FEET TO THE INTERIOR FACE AND ITS EXTENSION OF A WALL; THENCE EAST, ALONG SAID INTERIOR FACE AND ITS EXTENSION, 1.42 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, EAST, 41.00 FEET, SOUTH 0.70 FEET, EAST 0.50 FEET, SOUTH 14.53 FEET, WEST, 8.30 FEET, SOUTH, 18.67 FEET, EAST, 8.30 FEET, SOUTH, 24.03 FEET, WEST, 7.35 FEET, SOUTH, 26.63 FEET, SOUTHEASTERLY, 3.65 FEET, SOUTHWESTERLY, 6.00 FEET, SOUTHEASTERLY, 4.10 FEET, SOUTH, 14.81 FEET, WEST, 2.23 FEET, SOUTH 20.47 FEET, EAST, 7.78 FEET, SOUTH, 11.95 FEET, SOUTH, 11.95 FEET, EAST, 0.10 FEET, SOUTH, 19.82 FEET, WEST, 0.27 FEET, SOUTH, 11.85 FEET, WEST, 40.75 FEET, NORTH, 12.19 FEET, EAST, 2.50 FEET, NORTH, 10.80 FEET, WEST, 2.50 FEET, NORTH, 27.54 FEET, EAST, 2.50 FEET, NORTH, 46.50 FEET, WEST, 2.50 FEET, NORTH 20.17 FEET EAST, 2.50 FEET, NORTH, 18.45 FEET, WEST, 2.50 FEET, NORTH, 23.23 FEET, EAST, 6.00 FEET, NORTH, 27.41 FEET, WEST, 6.00 FEET, NORTH, 6.22 FEET TO THE POINT OF BEGINNING. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611134077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 0611134076.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Mar-2015



CHICAGO:	2,610.00
CTA:	1,044.00
TOTAL:	3,654.00

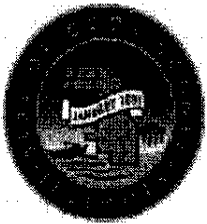
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Mar-2015



COUNTY:	174.00
ILLINOIS:	348.00
TOTAL:	522.00

17-04-324-104-1025 | 20150201666141 | 1-977-639-296