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8042936
WARRANTY DEED



Doc#: 1506946021 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2015 11:19 AM Pg: 1 of 4

THE GRANTOR

(The space above for Recorder's use only)

Kevin Czepiel, a married man* of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Vitaliy Smolentsev a single man in the following described Real Estate situated in Cook County, Illinois, commonly known as 1250 North LaSalle Street, Unit 1211 and P244, Chicago, IL 60610, legally described as:

SEE ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2014 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *Married to Sarah Czepiel

Permanent Index Number (PIN): 17-04-221-063-1123 and 17-04-221-063-1299
Address(es) of Real Estate: 1250 North LaSalle Street, Unit 1211 and P244, Chicago, IL 60610

Dated this 26th day of February, 2015

Kevin Czepiel (SEAL) Sarah Czepiel (SEAL)

USI

REAL ESTATE TRANSFER TAX		03-Mar-2015	
	COUNTY:	112.50	
	ILLINOIS:	225.00	
	TOTAL:	337.50	
17-04-221-063-1123 20150201665273 0-354-353-536			

REAL ESTATE TRANSFER TAX		03-Mar-2015	
	CHICAGO:	1,687.50	
	CTA:	675.00	
	TOTAL:	2,362.50	
17-04-221-063-1123 20150201665273 0-602-128-768			

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STATE OF ILLINOIS)

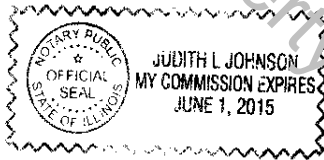
)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Czepiel* personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 20th day of February, 2015.

* And Sarah Czepiel



[Handwritten Signature]

NOTARY PUBLIC
Commission expires 4/1/2015

This instrument was prepared by: Judith Johnson, Attorney at Law, lupajohnsonlaw@yahoo.com, 5796 Archer Avenue, Chicago, IL 60638

MAIL TO:

Yelena Shvartsman
Attorney at Law
400 Skokie Blvd.
Northbrook , IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Vitaliy Smolentsev
1250 North LaSalle Street , Unit 1211 and P244
Chicago, IL 60610

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1211 AND UNIT P244 IN 1250 NORTH LASALLE CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PARTS OF LOTS 1 TO 5 INCLUSIVE, IN DICKINSON, MULLER AND MCKINLAY'S SUBDIVISION OF SUB-LOT 21 IN THE RESUBDIVISION OF LOT 43 (EXCEPT THE NORTH 120 FEET THEREOF) AND OF SUB-LOTS 1 TO 21 BOTH INCLUSIVE IN REEVE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO; AND THE EAST 101 FEET OF LOTS 59 AND 60 IN SAID BRONSON'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT, HOWEVER, THAT PART OF SAID PREMISES LYING BETWEEN THE WEST LINE OF LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET) IN COOK COUNTY, ILLINOIS.

ALSO

PARTS OF LOTS 15 TO 20 INCLUSIVE, IN THE RESUBDIVISION OF LOTS 43 (EXCEPT THE NORTH 120 FEET THEREOF) AND OF SUB-LOTS 1 TO 21, BOTH INCLUSIVE, IN REEVE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT, HOWEVER, FROM SAID PREMISES THAT PART THEREOF LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET, CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 19, 1931 AND RECORDED DECEMBER 22, 1931 AS DOCUMENT NUMBER 11022266) IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2000 AS DOCUMENT NUMBER 00745214, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AIR RIGHTS AS DISCLOSED BY DECLARATION OF EASEMENTS AND RESTRICTIONS DATED SEPTEMBER 5, 2000 AND RECORDED SEPTEMBER 15, 2000 AS DOCUMENT NUMBER 00718025 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED NOVEMBER 29, 2000 AS DOCUMENT NUMBER 00935984.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES,

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INGRESS AND EGRESS AS DISCLOSED BY AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 23, 2003 AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NUMBER 0326931151 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1250 NORTH LASALLE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

Permanent Index Number (PIN): 17-04-221-063-1123 and 17-04-221-063-1299

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