

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (General)

THE GRANTOR

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



Doc#: 1507822105 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2015 02:51 PM Pg: 1 of 3

(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

KOURTNEY RATLIFF
1211 S. Prairie Avenue, #5201
Chicago, Illinois 60605

an unmarried individual, 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.

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.

Permanent Real Estate Index Number: 17-22-110-135-1257; 17-22-110-135-1634; 17-22-135-1632

Address of Real Estate: 1211 S Prairie Avenue, Unit 5201, Chicago, Illinois 60605 and GU 365&363

Dated this 11th day of March, 2015

GP1, LLC, an Illinois limited liability company

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

NO 1156 275 1 52 2

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 for said, 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 11th day of MARCH, 2015
Commission Expires 9-4-2015 Marie A Czapinski
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:



Kelli Fogarty, Esq.
Fogarty & Fugate, LLP
1433 W. Huron Street
Chicago, Illinois 60642

SEND SUBSEQUENT TAX BILLS TO:

Kourtney Ratliff
1211 S Prairie Avenue
Unit 5201
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		19-Mar-2015
	CHICAGO:	2,452.50
	CTA:	981.00
	TOTAL:	3,433.50

14-28-202-031-1051 | 20150301669418 | 1-105-004-928

REAL ESTATE TRANSFER TAX		19-Mar-2015
	COUNTY:	857.50
	ILLINOIS:	1,715.00
	TOTAL:	2,572.50

17-22-110-135-1257 | 20150301670145 | 0-259-590-528

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EXHIBIT A

LEGAL DESCRIPTION

Of the premises commonly known as 1211 S Prairie Avenue, Unit 5201, Chicago, Illinois
60605
and GU 365 & 363

PINS: 17-22-110-135-1257; 17-22-110-135-1634; 17-22-110-135-1632

PARCEL 1:

UNITS 5201, GU-365 AND GU-363 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 0309922000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

DeKalb County Clerk's Office