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**Chicago Title Insurance
Company
WARRANTY DEED
ILLINOIS
(Limited Liability Company
to Individual)**



Doc#: 1512804032 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2015 09:51 AM Pg: 1 of 3

CA 8920469 NC (enc) Schwieger / 1063 / no abx

Property of Cook County Clerk's Office

Above Space for Recorders Use Only

THE GRANTOR, 1425-27 W. Grand, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to:

James Drake, a single man, of the City of Chicago, State of Illinois, County of Cook, not as joint tenants or tenants in common, but as **TENANT BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO:

Permanent Real Estate Index Number(s): 17-08-131-102-1003

Address (es) of Real Estate: 1425 W. Grand, #2E, Chicago, Illinois 60642

THE TENANT OF UNIT #2E HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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.

S Y
P 3
S N
SC Y
INT Y

Box 334
CTH

W.C.

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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.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 1st day of May, 2015.

1425-27 W. Grand, L.L.C. an Illinois Limited Liability Company

By: *Robert Soto*
 Robert Soto, not personally but as Sole Member and Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.



I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that the signor, personally known to me to be the Manager of 1425-27 W. Grand, L.L.C., and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of May, 2015




Lynn Lucchese Soto (Notary Public)

Prepared By:
Lynn Lucchese-Soto
Berger, Newmark & Fenchel P.C.
1753 N. Tripp Ave.
Chicago, IL 60639

REAL ESTATE TRANSFER TAX		04-May-2015
		COUNTY: 205.00
		ILLINOIS: 410.00
		TOTAL: 615.00
17-08-131-102-1003 20150301669891 1-958-166-400		

Mail To:
Michael A. Manges, Esq.
Joseph LaZara & Associates, P.C.
7246 West Touhy Avenue
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		04-May-2015
		CHICAGO: 3,075.00
		CTA: 1,230.00
		TOTAL: 4,305.00
17-08-131-102-1003 20150301669891 1-199-863-168		

Name & Address of Taxpayer:
James Drake
1425 W. Grand Ave., Unit 2E
Chicago, Illinois 60642

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EXHIBIT A

LEGAL DESCRIPTION

PROPERTY ADDRESS: **1425 W. GRAND AVENUE, UNIT 2E, CHICAGO, ILLINOIS 60642**

P.I. N.: **17-08-131-102-1003**

PARCEL 1:

UNIT 1425 2E IN THE 1425 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 9 AND 10 IN BLOCK 18 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 3 AND SUB-LOT 4 IN THE SUBDIVISION OF LOT 1 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHT, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052