

5-21
UNOFFICIAL COPY

40018653 1/2

THIS INSTRUMENT PREPARED BY:

J. Ryan Potts
BROTSCSCHUL POTTS LLC
230 W. Monroe Street
Suite 230
Chicago, Illinois 60606



Doc#: 1514757376 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 01:02 PM Pg: 1 of 3

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Adrienne Shreffler
The Real Property Law Group, PC
4653 N. Milwaukee Ave.
Chicago, Illinois 60630

SPECIAL WARRANTY DEED

*husband & wife

THIS INDENTURE, made as of May 18, 2015, from **Tyson Brill and Kathleen Brill f/k/a Kathleen Cullinan***, having a current address of 2038 W. Race Ave., Chicago 60612 (collectively, "Grantor"), to **Lee Cooperman and Ashlee Cooperman, as joint tenants with rights of survivorship**, having a current address of 2752 Charlie Court, Glenview, Illinois 60610 (collectively, "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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.


TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

3

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:



Tyson Brill



Kathleen Brill f/k/a Kathleen Cullinan

ACKNOWLEDGEMENT

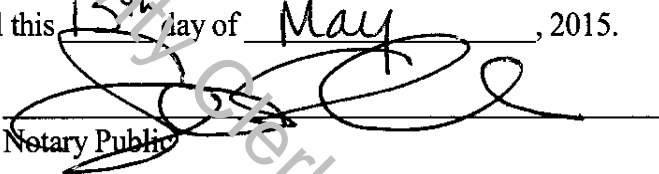
STATE OF ILLINOIS

COUNTY OF Cook

)
SS
)

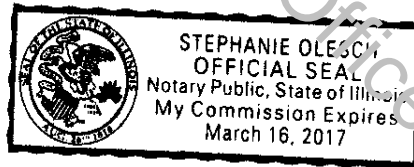
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Tyson Brill and Kathleen Brill f/k/a Kathleen Cullinan** appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 15th day of May, 2015.



Notary Public

My commission expires on March 16, 2017



UNOFFICIAL COPY

EXHIBIT A


LEGAL DESCRIPTION



PARCEL 1: UNIT 4W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GRAND AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0723403050, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P8, AND STORAGE SPACE S8, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 17-08-131-101-1008

PROPERTY CKA: 1445 W. GRAND AVENUE, UNIT 4W, CHICAGO, IL 60642

REAL ESTATE TRANSFER TAX		20-May-2015
	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50
17-08-131-101-1008 20150501688377 0-213-593-472		

REAL ESTATE TRANSFER TAX		20-May-2015
 	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50
17-08-131-101-1008 20150501688377 1-824-206-208		