

UNOFFICIAL COPY



Prepared by:  
Salvatore J. Parenti  
2 W. Talcott Rd. Suite 7  
Park Ridge, IL 60068

Doc#: 1516326044 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2015 11:43 AM Pg: 1 of 3

Record and Return to:  
Andrew R. Smith  
Ewing & Smith, LLC  
11000 E. US Route 34, Suite 1  
Plano, IL 60545

Mail Subsequent Tax Bills to:  
PKW Investments LLC  
525 W. Hawthorne Place Unit 201  
Chicago, IL 60657

**WARRANTY DEED**

THE GRANTOR, **BRUCE PEARSON**, of 7231 W. Berwyn Ave., Chicago, IL 60656, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to **PKW INVESTMENTS LLC**, an Illinois Limited Liability Company, of 525 W. Hawthorne Place Unit 201, Chicago, IL 60657, all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-04-404-035-1191

Property Address: 1140 N. La Salle Unit 709, Chicago, IL 60610

Subject, however, to general real estate taxes not due and payable at the time of closing, and all instruments, covenants, restrictions, applicable zoning laws, ordinances, and regulations of record.

This is not Homestead Property.

Dated this 19th day of May 2015.

**BRUCE PEARSON**

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **BRUCE PEARSON**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared

**BOX 333-CT**

C.T.I./W  
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201510189 1002KB

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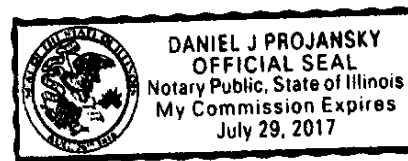
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before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of May 2015.

  
Notary Public



REAL ESTATE TRANSFER TAX		08-Jun-2015
	CHICAGO:	517.50
	CTA:	207.00
	TOTAL:	724.50
17-04-404-035-1191   20150501688348   0-382-958-976		

REAL ESTATE TRANSFER TAX		08-Jun-2015
 	COUNTY:	34.50
	ILLINOIS:	69.00
	TOTAL:	103.50
17-04-404-035-1191   20150501688348   1-702-100-006		

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 ACE150045 PSA

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

UNIT NUMBER 709 IN THE FLATS ON LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

**PARCEL 1:**

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21 IN BUSHNELL'S ADDITION TO CHICAGO TO SECTION 4, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AN PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10786567) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616054019, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

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