

# UNOFFICIAL COPY



Doc#: 1516612190 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/15/2015 01:07 PM Pg: 1 of 3

## WARRANTY DEED

15SS0094221LP CTIC Chaffee 1 of 2

**FOI RESIDENCES I, LLC**, an Illinois limited liability company, 60 Revere Drive, #202, Northbrook, IL 60062 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **LISA FUSZKOWSKI**, 6 Black Walnut Trail, Palos Park, IL 60464 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-09-241-036-1056

Address of Real Estate: 545 N. Dearborn, Unit # 1503<sup>N</sup>, Chicago, IL 60654

Subject to the following: covenants, conditions, and restrictions of record; public and utility easements; all acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws, if any; and general real estate taxes not yet due and payable at the time of closing

THIS IS NOT HOMESTEAD PROPERTY

S Y  
P 3  
S N  
SC Y  
INT Y

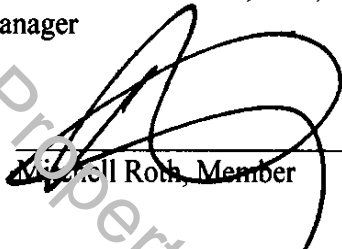
BOX 334 CTI

# UNOFFICIAL COPY

Dated: 6/2, 2015

FOT RESIDENCES I, LLC,  
an Illinois limited liability company

By: FOT GM MANAGER, LLC,  
Its: Manager

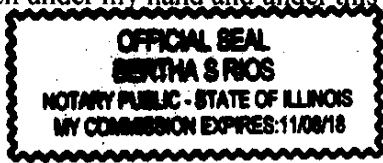
By:   
Mitchell Roth, Member

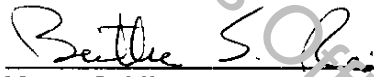
STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK     )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Mitchell Roth**, Member of FOT GM Manager I, LLC, Manager of FOT RESIDENCES I, LLC, 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 he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 2<sup>nd</sup> day of June, 2015



  
Notary Public

Commission expires: 11/8/18

Prepared By:  
Gregory A. Braun, Esq.  
4301 N. Damen  
Chicago, IL 60618

Return to after recording: Lisa Ruszkowski  
Albert Beaudreau, Esq. 545 N. Dearborn  
11340 W. 159<sup>th</sup> Street Unit 1503  
Orland Park, IL 60467 Chicago, IL 60654

Name and Address of Taxpayer:  
Lisa Ruszkowski, 545 N. Dearborn, Unit 1503, Chicago, IL 60654

REAL ESTATE TRANSFER TAX	10-Jun-2015
COUNTY:	142.50
ILLINOIS:	285.00
TOTAL:	427.50

REAL ESTATE TRANSFER TAX	10-Jun-2015
CHICAGO:	2,137.50
CTA:	855.00
TOTAL:	2,992.50

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## EXHIBIT "A" Legal Description

### PARCEL 1:

UNIT W1503 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4A AND LOT 4B IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18.00 FEET WIDE, IN SAID BLOCK 16 AND 25 HERETOFORE DESCRIBED; ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 29, 2003 AS DOCUMENT 0336327024; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 26, 2005 AS DOCUMENT 0523910137; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518051.

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ALTA Commitment (06/17/2008)

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