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Doc#: 1520210012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2015 09:35 AM Pg: 1 of 3



Chicago Title Insurance Company
**WARRANTY DEED
ILLINOIS STATUTORY**

15 W 59th St Chicago
AS 45571UP
Awh to

Property of Cook County Clerk's Office

THE GRANTOR, Kim Ann Wagner, a single woman, of the City of Lake Forest, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRATNEE JSK Properties Series A (2097 Kettering/1313 Kingsbury Unit D), having a principal place of business at 1335 W. Darlington Circle, Hoffman Estates, Illinois 60169, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-10-203-027-1060
Address of Real Estate: 233 E. Erie St., Unit 1410, Chicago, IL 60611 -2924

REAL ESTATE TRANSFER TAX		09-Jul-2015	
	COUNTY:	83.75	
	ILLINOIS:	167.50	
	TOTAL:	251.25	

17-10-203-027-1060 | 20150601601887 | 1-927-148-416

[Signature on following page]

REAL ESTATE TRANSFER TAX		09-Jul-2015	
	CHICAGO:	1,256.25	
	CTA:	502.50	
	TOTAL:	1,758.75	

17-10-203-027-1060 | 20150601601887 | 0-853-406-592

BOX 334 CTR

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P 3
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Dated this 30th day of June, 2015

Kim Ann Wagner
Kim Ann Wagner

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kim Ann Wagner, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 30th day of June, 2015



Stephanie K. Day (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
Hiten Gardi, Esq.
939 Plum Grove Rd. Suite C
Schaumburg, IL 60194

Name & Address of Taxpayer:
JSK Properties Series A (2097 Kettering/1313 Kingsbury Unit D)
1335 N. Darlington Circle
Hoffman Estates, IL 60169

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

Unit 1410 in the Streeterville Center Condominium, as delineated on a survey of the following described real estate: All of the property and space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the Ninth Floor, In The 26-Story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised of Lots 20 to 24 and Lot 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing the dividing line between Lots 25 and 26), together with the property and space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 3-Story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of aforesaid parcel of land, all in the Subdivision of the West 394.00 feet of Block 32, (except the East 14.00 feet of the North 80.00 feet thereof), in Kinzie's Addition to Chicago In Section 10, 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 October 2, 1981 as document 26017897, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Lot 25 of the right to maintain party wall, as established by agreement between Edwin B. Sheldon and Heaton Owsley recorded August 17, 1892 as document 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West 1/2 of the party wall, in Cook County, Illinois.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1, as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements dated October 1, 1981 and recorded October 2, 1981 as document 26017894 and as created by deed recorded October 2, 1981 as document 26017895, In Cook County, Illinois.