

# UNOFFICIAL COPY

**THIS DOCUMENT WAS  
PREPARED BY:**

Jeremy E. Reis, Esq.  
Ruttenberg Gilmartin Reis LLC  
1101 West Monroe Street, Suite 200  
Chicago, IL 60607



Doc#: 1520318043 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/22/2015 01:37 PM Pg: 1 of 4

**AFTER RECORDING, RETURN TO:**

John Ciprian  
REDA | CIPRIAN | MAGNONE, LLC  
8501 W. Higgins Road, Suite 440  
Chicago, Illinois 60631

**WARRANTY DEED**

THIS INDENTURE is made as of this 1<sup>st</sup> day of May, 2015 by and between **Adam W. Tyler** ("Grantor"), having a mailing address of 1824 N. Fremont, Chicago, Illinois 60614 and **Ethan Douville and Shelby Douville, husband and wife, as tenants by the entirety** ("Grantee"), having a mailing address of 2236 N. Racine Avenue, Unit 1N, Chicago, Illinois 60614.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit.

*1001146-3302065  
1 of 2*

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof,  
Subject to those exceptions set forth on **Exhibit B** attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

**REAL ESTATE TRANSFER TAX**

06-May-2015



CHICAGO: 3,562.50  
CTA: 1,425.00  
TOTAL: 4,987.50

**REAL ESTATE TRANSFER TAX**

08-May-2015



COUNTY: 237.50  
ILLINOIS: 475.00  
TOTAL: 712.50

14-32-113-041-1002 | 20150401681603 | 1-626-606-976

14-32-113-041-1002 | 20150401681603 | 1-731-016-064

CCRD REVIEWER     R

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this  
1<sup>st</sup> day of May, 2015

Adam W. Tyler  
Adam W. Tyler

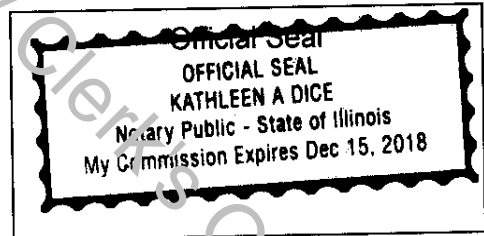
State of Illinois )  
  ss  
County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Adam W. Tyler, 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 they signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1<sup>st</sup> day of May, 2015.

Kathleen A. Dice  
Notary

Commission Expires: 12-15-18



**Send Subsequent Tax Bills To:**

Ethan Douville and Shelby Douville  
(Name)

2236 N. Racine Ave., Unit 1N  
(Address)

Chicago, IL 60614  
(City, State, Zip)

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 1 N AND B IN PIPER HALL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 10 AND 11 IN BLOCK BIN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 24572603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TAX PARCEL IDENTIFICATION NUMBER(S): 14-32-113-041-1002

COMMONLY KNOWN AS: 2236 N Racine Avenue, Unit 1N, Chicago, Illinois 60614.

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for the second installment of 2014 and subsequent years not yet due and payable.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 24578603, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".

Property of Cook County Clerk's Office