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Doc#: 1521550008 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 07:33 AM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR, ALEX GALPERIN, an unmarried man, 60 E. Monroe, Unit #6704, Chicago, Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE, SAAD SAEED**, 60 E. Monroe, Unit #6501, Chicago, Illinois, the following described real estate in the County of Cook in the State of Illinois:

LEGAL DESCRIPTION ATTACHED


Permanent Real Estate Index Number: 17-15-101-026-1315
Address of Real Estate: 60 E. Monroe, Unit Parking Space #6-41, Chicago, Illinois 60603

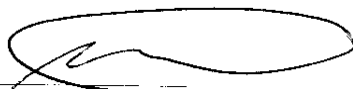
Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantee.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not due and owing 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.

Dated this 12th day of June 2015.



ALEX GALPERIN



10F1
Mail TO
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT15-01974

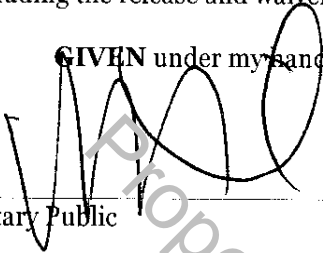
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STATE OF ILLINOIS
COUNTY OF _____

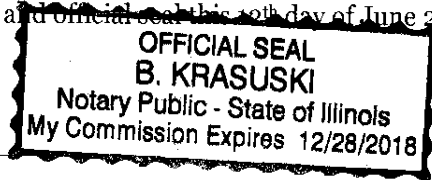


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **ALEX GALPERIN**, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

~~GIVEN~~ under my hand and official seal this 10th day of June 2015.



Notary Public



My commission expires: _____

Prepared by: Dorothy M. Culhane, P.C., 1910 S. Indiana Avenue, Unit #623, Chicago, Illinois 60616.

Send subsequent tax bills to: Saad Saeed
60 E. Monroe Street
Unit #6501
Chicago, IL 60603

~~Please mail after recording to:~~ Kelli Fogarty
FOGARTY & FUGATE LLP
1433 W. Huron Street
Chicago, IL 60642

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Proper Title, LLC.
As an Agent for Fidelity National Title Insurance Company
1433 W. HURON STREET CHICAGO, IL 60642

Commitment Number: PT15_01974AA1

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
60 E. MONROE ST. #6-41
CHICAGO, IL
Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT PARKING SPACE 6-41, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3:



NON EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MOROE.WABASH DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY AND MONROE/WABASH SAIC, LLC. A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR THE SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN

PERMANENT INDEX NUMBER: 17-15-101-026-1315

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PT15-
019772

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REAL ESTATE TRANSFER TAX		12-Jun-2015
	COUNTY:	29.00
	ILLINOIS:	58.00
	TOTAL:	87.00
17-15-101-026-1315 20150601695929		1-499-659-648

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REAL ESTATE TRANSFER TAX	12-Jun-2015
	
CHICAGO:	435.00
CTA:	174.00
TOTAL:	609.00
17-15-101-026-1315	20150601695929 0-821-052-288