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STCD1146-34925. 1/1.
THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq.
24 West Erie Street, Suite 4A
Chicago, IL 60654

AFTER RECORDING, RETURN TO:

Louis Levinson, Esq.
Friend, Levinson & Turner, LTD
33 N. LaSalle Street, Suite 3200
Chicago, IL 60602



Doc#: 1524310057 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 12:17 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 27th day of July, 2015 by and between **Julia Grabowski, a single woman**, (the "Grantor"), having a mailing address of 2846 N. Southport Avenue, Unit 3S, Chicago, IL 60657 and **Rachel Cohen, a single woman**, (the "Grantee"), having a mailing address of 849 N. Franklin, Unit # 1020, Chicago, IL 60610.

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:

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.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

SIGNATURE PAGE FOLLOWS

RD REVIEWER

REAL ESTATE TRANSFER TAX	30-Jul-2015
CHICAGO:	4,087.50
CTA:	1,635.00
TOTAL:	5,722.50



REAL ESTATE TRANSFER TAX	12-Aug-2015
COUNTY:	272.50
ILLINOIS:	545.00
TOTAL:	817.50



14-29-125-059-1007 | 20150701610533 | 0-895-846-272

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

✓ UNIT 3S AND P-5 IN THE 2846 NORTH SOUTHPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN MC CLELLAND'S RESUBDIVISION OF BLOCK 6 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY DIVISION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020359916, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3S A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020359916.

✓
PERMANENT INDEX NUMBER: 14-29-125-059-1007 & 14-29-125-059-1012

✓
COMMON ADDRESS: 2846 N. Southport Avenue, Unit 3S Chicago, IL 60657

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0020359916, as amended from time to time.
3. Provisions, Limitations and Conditions imposed by the Condominium Property Act.
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments and Restrictions of Record

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