UNOFFICIAL COPY

STC01146-34925. 11. 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 & Jurner, LTD 33 N. LaSalle Street, Strite 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 "Granter"), 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 # 020, 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 WARGANT 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, hereovereleasing all TO HAVE AND TO HOLD the above described premises, with the claims therein. appurtenances, unto Grantee forever.

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

SIGNATURE PAGE FOLLOWS



REAL ESTATE TRA	NSFER TAX	30-Jul-2015
	CHICAGO:	4.087.50
	CTA:	1,635.00
	TOTAL:	5,722.50

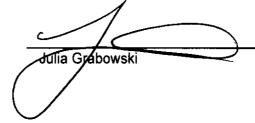
14-29-125-059-1007 | 20150701610533 | 1-387-412-352

REAL ESTATE TRANSFER TAX			12-Aug-2015	
			COUNTY:	272.50
			ILLINOIS:	545.00
		TOTAL:	817.50	
	14-29-12	5-059-1007	20150701610533	0-895-846-272

1524310057D Page: 2 of 4

UNOFFICIAL CC

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set its hand and sealed this 27 day of July, 2015.



State of Illinois

DOOD OF CO County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Julie Grabowski, 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 she signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22 day of July, 2015.

Notary Public

Commission expires:

MAR 31 2017

Send Subsequent Tax Bills To:

Rachel Cohen 2846 N. Southport Avenue, Unit 3S Chicago, IL 60657

OFFICIAL SEAL **KEION COLLIER**

Notary Public - State of Illinois My Commission Expires Mar 31, 2017

1524310057D Page: 3 of 4

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

J 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 N 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 22 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK 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 SURVEYATTACHED 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

1524310057D Page: 4 of 4

UNOFFICIAL COPY

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.
- e b, ats, Co.

 ORCOOK COUNTY Clerk's Office 5. Coveriants, Conditions, Ordinances, Easements, Encroachments and Restrictions of Record