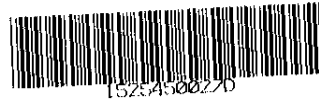


# UNOFFICIAL COPY

Saturn Title LLC  
1515108



Doc#: 1525450027 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2015 01:56 PM Pg: 1 of 3

**AFTER RECORDING, MAIL TO:**

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 366  
PARK RIDGE, IL 60068

1515108 11

**Warranty Deed  
Statutory (Illinois)**

THE GRANTOR(S) **T&B Ventures, LLC**, an Illinois limited liability company of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Jeffrey Randall**, \_\_\_\_\_ of 353 N. Des Plaines #2807 Chicago, Illinois all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2015 and thereafter, to all instruments, covenants, restrictions, conditions, ~~exceptions and liens of record~~, and subject to the ~~rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show~~

Grantor also hereby grants to Grantee and its successors and assigns, as right and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Permanent Index Number(s): 17-08-121-045-1002

Property Address: 1506 W. Grand Ave., Apt. 1W, Chicago, IL 60642

Dated this 20 day of August, 2015.

REAL ESTATE TRANSFER TAX		10-Sep-2015
	CHICAGO:	3,348.75
	CTA:	1,339.50
	TOTAL:	4,688.25
17-08-121-045-1002   20150901622815   1-440-059-264		

T&B Ventures, LLC

By Stanley Boduch

REAL ESTATE TRANSFER TAX		10-Sep-2015
	COUNTY:	223.25
	ILLINOIS:	446.50
	TOTAL:	669.75
17-08-121-045-1002   20150901622815   0-044-584-832		

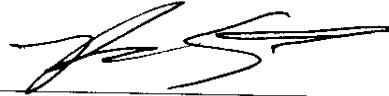
3

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **T&B Ventures, LLC**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

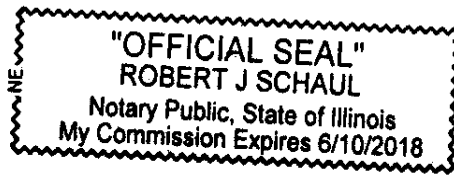
Given under my hand and notarial seal, this 20<sup>th</sup> day of August, 2015.



Notary Public

My commission expires: June 10, 2018

**THIS DOCUMENT PREPARED BY:**  
Fuksa Khorshid, LLC  
Lucas Fuksa  
70 W. Erie St., 2nd Floor  
Chicago, IL 60654



**MAIL TAX BILL TO:**  
Jeffrey Randall  
1506 W. Grand Ave #1W  
Chicago, IL 60642

**MAIL RECORDED DEED TO:**  
Jeffrey Randall  
1506 W. Grand Ave #1W  
Chicago, IL 60642

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



Fidelity National Title Insurance Company  
COMMITMENT FOR TITLE INSURANCE

File No: 1515108 Reference No:

## EXHIBIT A

Legal:

### PARCEL 1

UNIT 1W IN THE 1506 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 2.50 FEET OF LOT 33, LOT 34 AND THE WEST 23.75 FEET OF LOT 35 IN BLOCK 15 IN BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0423610000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7 AND STORAGE SPACE S-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0423610000.

Address: 1506 W. Grand Ave., Apt. 1W, Chicago, IL 60642

PIN #: 17-08-121-045-1002

PIN #:

PIN #:

Township: West Chicago

Property Clerk's Office