

# UNOFFICIAL COPY

Doc#: 1530757229 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2015 01:16 PM Pg: 1 of 3

Dec ID 20150601696644  
ST Tax \$50.00 CO Tax \$25.00  
City Stamp 0-139-415-616 City Tax: \$525.00

*This space reserved for Recorders use only.*

## WARRANTY DEED

GRANTOR, 1211 N. LaSalle, LLC, an Illinois limited liability company located in the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Performance Enterprises Fund, LLC, an Illinois limited liability company ("Grantee"), the following described Real Estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO


SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage

Permanent Tax Index Number:  
17-04-222-063-1083 & 17-04-222-063-1085  
Property Address:  
1211 N LaSalle, Unit 703P-13+P-15  
Chicago, Illinois 60610

This is not Homestead Property

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 15th day of June, 2015.

1211 N. LaSalle, LLC, an Illinois Limited Liability Company

REAL ESTATE TRANSFER TAX		22-Oct-2015
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00
17-04-222-063-1083   20150601696644   0-139-415-616		

By:   
Name: Eliyahu Stefansky  
Title: Manager

**Chicago Title**

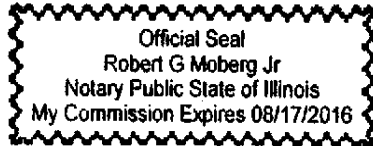
ISSA4003013NA CTC Chaffel 10/1

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State of )  
                  ) ss  
County of )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Eliyahu Stefansky, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manager, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 15th day of June, 2015



Notary Public

This document was prepared by:

Jeffrey L. Brand  
Attorney at Law  
123 Old Barn Ct  
Buffalo Grove, IL 60089

Send subsequent tax bills to:

Performance Enterprises Fund, LLC  
667 Fairway Lane  
Frankfort, FL 60423

Upon Recording Return Deed to:

David Rudolph, Esq.  
20 N. Clark St. #2500  
Chicago, IL 60602.

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## EXHIBIT "A"

Order No.: 15SA4003013NA

**For APN/Parcel ID(s): 17-04-222-063-1083 and 17-04-222-063-1085**

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UNITS P-13 AND P-15 IN LASALLE TOWERS CONDOMINIUM ASSOCIATION, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARTS OF LOT 1, 2, 3, 4, 5, AND 6 IN THE ASSESSOR'S DIVISION OF LOTS 41 AND &LT;42 AND PART OF LOT 45 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 1, 2005, AS DOCUMENT 0533512076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED PERCENTAGE OWNERSHIP INTEREST APPURTENANT THERETO.

Property of Cook County Clerk's Office