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Doc#: 1534215044 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2015 01:35 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:
Miranda E. Byrd
Kaplan Papadakis & Gournis, P.C.
180 N. LaSalle Street, Suite 2108
Chicago, Illinois 60601

AND AFTER RECORDING RETURN TO:

John C. Dax
1100 E. Washington #201
Grayslake, IL 60030

FOR RECORDER'S USE ONLY

WARRANTY DEED



This conveyance by Warranty Deed, made as of November _17th, 2015 from R. Daniel Proctor and Rhonda C. Proctor, husband and wife, with an address of 301 E. Mercury Dr. #2, Champaign, IL 61822 ("Grantor") to Durdo Sabarots ("Grantees") with addresses of 2101 Brickell Avenue, Apt. 3503, Miami, Florida 33129.

Witnesseth, that Grantor, for and in consideration of Ten Dollars and no cents (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby convey unto Grantee, and its successors and assigns forever, all of that certain real estate situated in the County of Cook, State of Illinois known as 230 W. Division Street, Unit 1105 and GU-79 Chicago, Illinois 60610 with a Parcel Identification Number of 17-04-220-098-1053 and 17-04-220-098-1168 and legally described on **Exhibit A** attached and incorporated hereto (the "Property"), and all of the estate, right, title, interest, claim or demand whatsoever in and to the Property, with the hereditaments and appurtenances thereto.


To have and to hold the Property unto Grantee, and to its successors and assigns in fee simple forever.

SUBJECT TO: covenants, conditions and restrictions of record, easements and agreements, general taxes not due and payable at the time of closing and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2015.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		08-Dec-2015	
	COUNTY:	257.50	
	ILLINOIS:	515.00	
	TOTAL:	772.50	

17-04-220-098-1053 | 20151201650163 | 0-627-229-760

REAL ESTATE TRANSFER TAX		08-Dec-2015	
	CHICAGO:	3,862.50	
	CTA:	1,545.00	
	TOTAL:	5,407.50	

17-04-220-098-1053 | 20151201650163 | 1-001-047-104

15 JA 6270997 CP
JWC AEM
Box 400

TRD REVIEWER

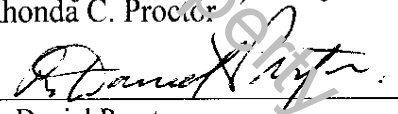
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To have and to hold the Property unto Grantees, and to its successors and assigns in fee simple forever.

IN WITNESS WHEREOF, said Grantor has caused this Warranty Deed to be executed as of this 17th day of November 2015.

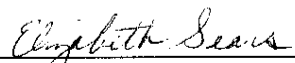
GRANTORS

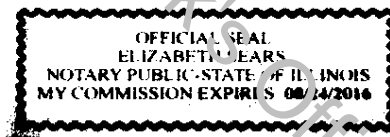

Rhonda C. Proctor


R. Daniel Proctor

STATE OF ILLINOIS)
) ss
COUNTY OF Champaign)

I, Elizabeth Sears, a Notary Public in and for said County, in the State aforesaid, certify that Rhonda C. Proctor and R. Daniel Proctor, personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as 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 17th day of November 2015.


Notary Public



SEND TAX BILLS TO:

Dardo Sabarots
2101 230 W. Division St.
Unit 1105
Chicago, IL 60610

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EXHIBIT A

Order No.: 15SA6270337LP

For APN/Parcel ID(s): 17-04-220-098-1053 and 17-04-220-098-1168

PARCEL 1:

UNITS 1105 AND GU-79 IN THE VENETIAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 84.2 FEET OF LOT 199 IN BRONSON'S ADDITION TO CHICAGO, BEING THE SOUTH 84.2 FEET OF LOTS 5 AND 9 IN ASSESSOR'S DIVISION OF LOTS 196, 199 AND 200 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 66 FEET OF LOTS 194 AND 195 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; AND THE EAST 1/2 OF THE SOUTH 132 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 1/2 OF THE SOUTH 200 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE VENETIAN, LLC AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS, AS DOCUMENT NO. 0411731091 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1A:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-56, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0411731091, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AND RECORDED MAY 17, 2001 AS DOCUMENT 0010417691 AND RE-RECORDED MARCH 10, 2003 AS DOCUMENT 003032404 BY AND BETWEEN WELLS STREET, LLC (NEAPOLITAN) AND 230 W. DIVISION, LLC (VENETIAN) FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND BEING APPROXIMATELY 16 FEET WIDE BEGINNING AT DIVISION STREET TO THE SOUTH AND FOLLOWING THE PRIVATE DRIVEWAY FROM SOUTH TO NORTH CONTINUING APPROXIMATELY 185 FEET EAST AND WEST TO AN ACCESS POINT, SAID EASEMENT IS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 193 AND THAT PART OF THE EAST 1/2 OF THE SOUTH 200 FEET OF LOT 196 LYING NORTH OF THE SOUTH 132.00 FEET THEREOF AND THE EAST 43 FEET OF THE WEST HALF OF LOTS 194 AND 195 (TAKEN AS A TRACT) 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, COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 43 FEET OF THE WEST 1/2 OF SAID LOT 195; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 2.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 18.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195 A DISTANCE OF 8.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 195, A DISTANCE OF 1.70 FEET THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOT 194 AND 195 A DISTANCE OF 48.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195 A DISTANCE OF 16.2 FEET;

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EXHIBIT A

(continued)

THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 24.75 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 21.12 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 71.35 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 16.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 91.87 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 163.32 FEET TO A POINT IN THE MOST WEST LINE OF SAID TRACT; THENCE SOUTH THE MOST WEST LINE OF SAID TRACT, A DISTANCE OF 20.52 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 126.20 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 154.47 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PROPERTY LYING ABOVE A HORIZONTAL PLANE OF +14.25 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +33.82 CITY OF CHICAGO DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AS DOCUMENT 0010417692 BY AND BETWEEN WELLS STREET LLC (NEAPOLITAN) AND 230 WEST DIVISION, LLC (VENETIAN) FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND LEGALLY DESCRIBED AS FOLLOWS: THE SOUTH 1.20 FEET OF THE EAST 1/2 OF LOT 196, LYING NORTH OF THE SOUTH 132.00 FEET THEREOF 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.