

UNOFFICIAL COPY



15344160480

Warranty Deed

ILLINOIS

Doc#: 1534416048 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 12:37 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) Yuri Ackerman and Lisa Zyhylid Ackerman a married couple, as tenants in common of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Jonathan R Garity and Katsiaryna Garity as Tenants by the Entirety of 360 W Illinois St #608, Chicago, Illinois, 60654 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*husband and wife

SUBJECT TO: General taxes for 2015 Taxes and Subsequent years and subsequent years; Covenants, conditions and restrictions of record, if any; The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; condominium declaration and by-laws, if any, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-09-236-019-1043 17-09-236-019-1050

Address(es) of Real Estate:

300 W. Grand #506 and #606 Chicago Illinois 60654 and exclusive rights and exclusive use to parking spaces P-1 & P-2.

The date of this deed of conveyance is 12/07/2015.

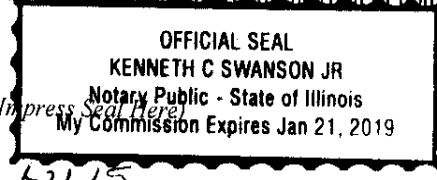
(SEAL) Yuri Ackerman

(SEAL) Lisa Zyhylid Ackerman

FIDELITY NATIONAL TITLE

CH25025245
384

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yuri Ackerman and Lisa Zyhylid Ackerman 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.



(Impress Seal Here)

(My Commission Expires 1-21-19)

COOK COUNTY

Given under my hand and official seal 12/07/2015.

Notary Public

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REAL ESTATE TRANSFER TAX	09-Dec-2015
CHICAGO:	5,250.00
CTA:	2,100.00
TOTAL:	7,350.00

REAL ESTATE TRANSFER TAX	09-Dec-2015
COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

17-09-236-019-1043 | 20151201650064 | 1-876-411-456

17-09-236-019-1043 | 20151201650064 | 0-486-655-040

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LEGAL DESCRIPTION

For the premises commonly known as:

300 W. Grand #506 and 606
Chicago, Illinois 60654 and exclusive rights and exclusive use to
parking spaces P-1 & P-2

Legal Description:

PARCEL 1: UNIT NUMBERS 506 AND 606 IN THE 300 WEST GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTHER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, MAINTENANCE, COMMON WALLS AND STORAGE AND OTHER USES MORE SPECIFICALLY SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96179357 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 98548807. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND P-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON TILE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98548808.

Unofficial Copy of Cook County Clerk's Office

This instrument was prepared by
Kenneth Swanson
Swanson & Desai, LLC
670 W Hubbard St., suite 202
Chicago, IL 60654

Send subsequent tax bills to:
Jonathan R Garity
300 W. Grand #506-606
Chicago IL 60654

Recorder-mail recorded document to:
Jonathan R Garity
300 W. Grand #506-606
Chicago IL 60654