

# UNOFFICIAL COPY

## WARRANTY DEED

This agreement, made this 21<sup>st</sup> day of DECEMBER, 2015, between **FTK 4, LLC**, of 6859 W. Belmont Ave., Chicago, IL 60634, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **DENISE SAURIOL**, *of a single woman* A.



Doc#: 1536250025 Fee: \$44.00  
 RHSP Fee:\$9.00 RPRF Fee: \$1.00  
 Karen A.Yarbrough  
 Cook County Recorder of Deeds  
 Date: 12/28/2015 02:40 PM Pg: 1 of 4

party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to her heirs and assigns, **FOREVER**, all the following described real estate, situated and described as follows, to wit:

### SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

COMMONLY KNOWN AS: 333 N. Canal St. Apt. 1505, Chicago, IL 60606

PIN: 17-09-306-032-1015; 17-09-306-032-1225; 17-09-306-032-1363

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2015 and subsequent years.

**FTK 4, LLC**

By: *[Signature]*  
 Member,  
 Ashley Lebovic

REAL ESTATE TRANSFER TAX		21-Dec-2015
	CHICAGO:	2,467.50
	CTA:	987.00
	TOTAL:	3,454.50 *
17-09-306-032-1015   20151201653343   1-436-382-272		

\* Total does not include any applicable penalty or interest due.

**AFTER RECORDING, MAIL TO:**  
**SATURN TITLE, LLC**  
 1030 W. HIGGINS RD.  
 SUITE 365  
 PARK RIDGE, IL 60068

1515746 1/2

REAL ESTATE TRANSFER TAX		28-Dec-2015
	COUNTY:	164.50
	ILLINOIS:	329.00
	TOTAL:	493.50
17-09-306-032-1015   20151201653343   1-585-181-760		

*[Handwritten mark]*

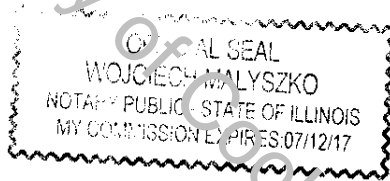
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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ASHLEY LEBOVIC**, personally known to me to be a Member of **FTK 4, LLC**, an Illinois Limited Liability Company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Member, she signed, sealed and delivered the said instrument pursuant to authority given by the Members of said company as their free and voluntary act, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of December, 2015.

Commission expires 7/12, 2017. Wojciech Malyszko  
NOTARY PUBLIC



**This instrument prepared by:** Kathryn C. Whitacre, Whitacre & Stefanczuk LLC, 6841 W. Belmont Ave Chicago, IL 60634

MAIL TO:

Bradford Miller Law PC  
134 N. LaSalle #1040  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Denise A. Spariol  
333 N. Canal Unit 1506  
Chicago, IL 60606

Recorder's Office Box No. \_\_\_\_\_

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Fidelity National Title Insurance Company  
**COMMITMENT FOR TITLE INSURANCE**

File No: 1515746 Reference No:

**EXHIBIT A**

**Legal:**

**PARCEL 1:**

UNITS 1506, P-117 AND S-129 IN THE RESIDENCES AT RIVERBEND CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOTS 1, 2, 3, AND 4 IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS "EXHIBIT B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002, AS DOCUMENT NUMBER 0020017903, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED, AS CREATED BY DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT NO. 25895261 AND AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS RECORDED JANUARY 4, 2002 AS DOCUMENT NO. 0020017902. FOR PARTICULARS AS TO LOCATION REFER TO EASEMENT PREMISES NUMBERS 1, 2, 3 AND 4 AS DESCRIBED IN THE AMENDMENT THEREIN.

**PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED AS CREATED BY DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT NUMBERS 89134782 MADE BY AND BETWEEN CHICAGO UNION STATION COMPANY, AN ILLINOIS CORPORATION AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 AND THE DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT 89134783 MADE BY CONSOLIDATED RAIL CORPORATION, A PENNSYLVANIA CORPORATION TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 FOR: (A) USE, MAINTENANCE, REPAIR, REPLACE OR RENEW ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, FOUNDATIONS AND OTHER SUPPORTS; (B) FOR THE PURPOSE OF INSPECTING FOR PROJECTS' SUPPORTING COLUMNS, FOOTINGS AND FOUNDATIONS, ELEVATORS, PIPING, ELECTRICAL LINES AND ANY OTHER SERVICES AS WELL AS THE UNDERSIDE OF THE AIR EXHAUST SYSTEM, AND TO BRING SUCH MATERIALS AND PERFORM SUCH LABOR AS MAY BE NECESSARY OR CONVENIENT TO SAFELY, ADEQUATELY AND PROPERLY MAINTAIN, REPAIR AND STRENGTHEN SUCH STRUCTURES, SERVICES AND SYSTEMS; AND (C) CONSTRUCT STAIRWAYS AND PASSAGEWAYS IF NECESSARY OR USEFUL TO MAINTAIN SAID STRUCTURES OR SERVICES IN THE EXPECTED SPACE, AS DEFINED AND DESCRIBED THEREIN. (THE SUBSURFACE LAND BELOW THE AIR RIGHTS PORTION OF THE PROPERTY).

**PARCEL 4:**

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RECIPROCAL CROSS EASEMENT AS CONTAINED IN SECTION 30 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NO. 0020017903 FOR THE USE OF AUTOMOBILE SPACES AND ACCESS THERETO OVER THOSE PORTIONS OF THE PARKING UNITS AND THE COMMON ELEMENTS AS DESCRIBED THEREIN.

**PARCEL 5:**

EASEMENT FOR THE BENEFIT OF PARCEL 11 AS DESCRIBED IN SECTION 29 OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020017903 FOR INGRESS, EGRESS AND OTHER USES AS MORE FULLY DESCRIBED THEREIN OVER AND ACROSS THE NONSUBMITTED PORTION AS DESCRIBED THEREIN.

**PARCEL 6:**

EASEMENT FOR THE BENEFIT OF PARCEL 11 AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 00358933 FOR INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, USE AND PROTECTION OF CAISSONS AS MORE FULLY DESCRIBED THEREIN.

**Address:** 333 N. Canal St. Apt. 1506, Chicago, IL 60606

**PIN #:** 17-09-306-032-1015

**PIN #:** 17-09-306-032-1225

**PIN #:** 17-09-306-032-1363

**Township:** West Chicago

Property of Cook County Clerk's Office