

# UNOFFICIAL COPY

## Warranty Deed



Doc#: 1536510031 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2015 10:11 AM Pg: 1 of 2

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) GML Development, LLC of the Village of Northbrook, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Meredith W. Buckley and Meghann E. Smith, as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2015 and subsequent years, not yet due or payable. Covenants, conditions and restrictions of record, public and utility easements, one (1) year Limited Warranty waiving the Implied Warranty of Habitability between Developer and the First Grantee, acts done by or suffered through Buyer, condominium declaration and bylaws, if any, and the Condominium Property Act.

Grantor/Assignor also hereby grants to the Grantee/Assignee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, easements, covenants, conditions restrictions and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The date of this deed of conveyance is December 18, 2015.

GML Development, LLC

By: [Signature]  
(SEAL) Gary Levitas, Member

(SEAL)

(SEAL)

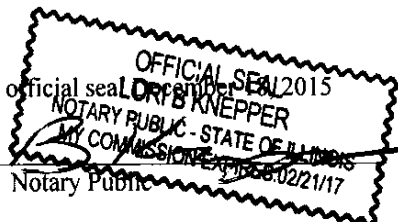
(SEAL)

S Y  
P 2  
S N  
SC Y  
INT ID

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 Gary Levitas, Member of GML Development, 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.

(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)

Given under my hand and official seal



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REAL ESTATE TRANSFER TAX		24-Dec-2015
	COUNTY:	203.50
	ILLINOIS:	407.00
	TOTAL:	610.50

REAL ESTATE TRANSFER TAX		24-Dec-2015
	CHICAGO:	3,052.50
	CTA:	1,221.00
	TOTAL:	4,273.50 *

Chicago Title  
155107430NB  
[Signature]

BOX 3407

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as 1732 N. California Avenue, Unit 3, ~~P-3~~, Chicago, Illinois 60647 - 5104

Permanent Real Estate Index Number(s): 13-36-323-029-0000 (affects this and (2) other properties)

Parcel 1: Unit 3 in the 1732 North California Condominium Association Condominium as delineated and defined on a survey of the following described real estate:

The South 25 feet of Lot 6 in Block 9 in Hansbrough & Hess Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "A" to the declaration of Condominium recorded July 29, 2015 as document Number 1521013072, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3, and wood deck limited common element to unit 3, as limited common elements as delineated on the survey attached to the condominium declaration recorded as document 1521013072.

This instrument was prepared by:  
Mitchell B. Ruchim & Associates, P.C.  
3000 Dundee Road, #415  
Northbrook, Illinois 60647

Send subsequent tax bills to:  
Meredith W. Buckley and Meghann E.  
Smith  
1732 N. California Avenue, Unit 3  
Chicago, Illinois 60647

Recorder-mail recorded document to:  
Law Offices of Eling G. Bledsoe Ltd  
211 W. Wacker Dr Ste 1250  
CHICAGO IL 60606