

1 OF 2

WARRANTY DEED
JOINT TENANCY

Doc#: 1603550199 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 10:02 AM Pg: 1 of 4

Dec ID 20160101663557
ST/CO Stamp 1-691-603-520
City Stamp 0-180-761-152

**This document was prepared by
and after recording return to:**

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Send subsequent tax bills to:

Shannon Frieser
211 East Ohio, Unit 2814
Chicago, IL 60611

(The Above Space for Recorders Use Only)

THE GRANTOR, MARA REALTY, LLC, of Chicago, Illinois, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **RANDOLPH P. FRIESER**, a married person, and **SHANNON FRIESER**, a single person; the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit: ^{as joint tenants with} _{the right of survivorship}

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 17-10-209-025-1537

COMMONLY KNOWN AS: 211 East Ohio, Unit 2814, Chicago, Illinois 60611

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Buyer; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) condominium declaration & bylaws, if any; (vi) general taxes for 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

This is not Homestead property.

DATED this 21st day of December, 2015.

MARA REALTY LLC



By: Randolph P. Frieser
Its: Manager

UNOFFICIAL COPY



STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **RANDOLPH P. FRIESER** of **MARA REALTY, LLC** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and Notarial Seal this 21st day of December, 2015.

Patricia A. Price
 Notary Public

My Commission Expires: 5-17-2018

REAL ESTATE TRANSFER TAX		04-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-209-025-1537 20160101663557 1-691-603-520		



REAL ESTATE TRANSFER TAX		04-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-209-025-1537 20160101663557 0-180-761-152		

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

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Jeffrey M. Staller, attorney
 Seller/Seller's Agent Date: January 25, 2016

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 2814 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS RESTRICTIONS COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754, (THE DECLARATION) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS AS DOCUMENT NUMBER 99613753.

PERMANENT INDEX NUMBER: 17-10-209-025-1537

COMMONLY KNOWN AS: 211 East Ohio, Unit 2814, Chicago, Illinois 60611

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: January 25, 2016

Grantor/Agent Signature: Jeffrey Stalby, attorney

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF JANUARY, 2016.

[Signature]
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The GRANTEE or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: January 25, 2016

Grantee/Agent Signature: Jeffrey Stalby, attorney

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF JANUARY, 2016.

[Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]