

FIDELITY NATIONAL TITLE

SC15037070

WARRANTY DEED
JOINT TENANCY

Doc#: 1603556136 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 10:00 AM Pg: 1 of 4

Dec ID 20160101663539
ST/CO Stamp 0-751-587-904
City Stamp 1-203-606-080

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:
Therese M. Beliveau
260 E. Chestnut Street, Unit 804
Chicago, IL 60610

(The Above Space for Recorders Use Only)

THE GRANTORS, MARA REALTY LLC and THERESE M. BELIVEAU, 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, CONVEY and WARRANT to the GRANTEES, RANDOLPH P. FRIESER, a married person, and THERESE M. BELIVEAU, 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: 17-03-222-023-1063

COMMONLY KNOWN AS: 260 E. Chestnut Street, Unit 804, Chicago, Illinois 60610

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

Therese M. Beliveau

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.



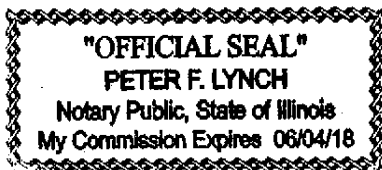
Patricia A. Price
Notary Public

My Commission Expires: 5-17-2018

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 **THERESE M. BELIVEAU** 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 she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

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



Peter F. Lynch
Notary Public

My Commission Expires: 06/04/18

REAL ESTATE TRANSFER TAX		04-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-222-023-1069 20160101663539 0-751-587-904		

REAL ESTATE TRANSFER TAX		04-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
17-03-222-023-1069 20160101663539 1-203-606-080		
* 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 Stiller
Seller/Seller's Agent Date: January 25, 2016

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 804, as delineated on survey of the following described property (hereinafter referred to as "Parcel"):

All of Lots 2 and 3 and that part of Lot 1, lying West of a line 12.00 feet East of and parallel to the most Westerly line of said Lot 1, and said most Westerly line extended, and all of lots 37, 38, 39, 40, 41 and 42 (except the East 33.00 feet of Said Lot 42) in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional 1/4 Of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to Declaration of Condominium Ownership for Plaza on De Witt Condominium Association, dated September 12, 1975 and recorded September 17, 1975 as document 23225147, together with an undivided percentage interest in the common elements.

PERMANENT INDEX NUMBER: 17-03-222-023-1069

COMMONLY KNOWN AS: 260 E. Chestnut Street, Unit 804, Chicago, Illinois 60610

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

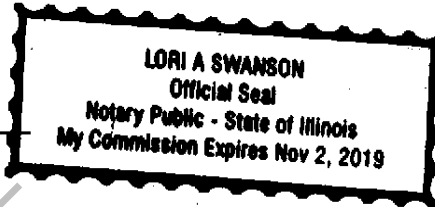
The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Walker, attorney

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

[Signature]
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

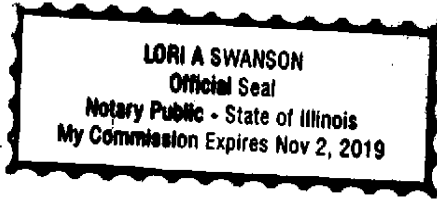
The GRANTEE or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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