

UNOFFICIAL COPY

**WARRANTY DEED
GRANTOR(S) -**

Doc#: 1604008101 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 01:03 PM Pg: 1 of 3

Dec ID 20151201651384
ST/CO Stamp 1-499-165-248 ST Tax \$225.00 CO Tax \$112.50

**GREGORY L. BRUNO, AS TRUSTEE OF THE
GREGORY L. BRUNO PROFIT SHARING PLAN &
TRUST, A MARRIED MAN, of DUPAGE County** in the
State of Illinois for in consideration of TEN DOLLARS
AND NO CENTS (\$10.00) and other good and valuable
consideration in hand paid, CONVEY(S) and
WARRANT(S) to:

JOSHUA KRATOVIL *unmarried person*
2835 GABRIELLA STREET, #411
DOWNERS GROVE IL 60515

- (Strike Inapplicable)
- a) As Tenants in Common
 - b) Not in Tenancy in Common, but in Joint Tenancy
 - c) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, as Husband and Wife
 - d) Statutory (individual to individual)

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: **22-20-300-(37-1043)**
Commonly known as: **327 FRONT STREET, UNIT 2403, LEMONT, IL 60439**

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the state of Illinois.

DATED this 25 day of January, 2016.

[Signature]
**GREGORY L. BRUNO, AS TRUSTEE OF THE
GREGORY L. BRUNO PROFIT SHARING PLAN & TRUST**

State of IL)
)ss
County of COOK)

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **GREGORY L. BRUNO, AS TRUSTEE OF THE GREGORY L. BRUNO PROFIT SHARING PLAN & TRUST**, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 25 day of January, 2016.

[Signature]
Notary Public



Prepared By:
VICKI A. SHORT, ANGELINA & HERRICK, PC, 635 S. WASHINGTON ST., NAPERVILLE, ILLINOIS 60540

When Recorded Mail To & Send Future Tax Bills To:
JOSHUA KRATOVIL, 327 FRONT STREET, UNIT 2403, LEMONT, IL 60439

*2/20/16
ESGE
SIMG*

UNOFFICIAL COPY**EXHIBIT "A"**

PARCEL 1: UNIT NUMBER 2403 IN THE FRONT STREET LOFTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LAND FALLING IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 2008 AS DOCUMENT NUMBER 0834322031, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN EASEMENT AGREEMENT DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322033, MADE BY AND BETWEEN THE VILLAGE OF LEMONT, AN ILLINOIS MUNICIPAL CORPORATION, MP LEMONT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FRONT STREET LOFTS CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, FOR:

1. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF DEPOSITING TRASH FOR PICK UP BY THE SCAVENGER SERVICE;

2. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF HAULING GARBAGE FROM THE TRASH ROOMS FROM TIME TO TIME LOCATED IN THE PARKING FACILITY;

SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF THE BALCONY WHICH SERVES THE OWNER'S UNIT, TO THE EXTENT THAT THE BALCONY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY, WHERE APPLICABLE;

4. NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE EXISTENCE (WHICH EASEMENT SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF ANY ELEVATED WALKWAY ADJOINING A BUILDING WHICH PROVIDES ACCESS FROM THE BUILDING TO THE PARKING FACILITY, TO THE EXTENT THAT THE ELEVATED WALKWAY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY QUIT

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CLAIM DEED FROM MP LEMONT, LLC, TO VILLAGE OF LEMONT, A MUNICIPAL CORPORATION, DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322030 FOR A NON-EXCLUSIVE EASEMENT (i) OVER AND ACROSS THE WALKWAY PROPERTY FOR ACCESS TO AND FROM THE ADJACENT PROPERTY AND PUBLIC WAY; (ii) FOR THE INSTALLATION, CONTINUED EXISTENCE, USE, ALTERATIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF FACILITIES AND COMPONENTS LOCATED, OR FROM TIME TO TIME INSTALLED IN, THE WALKWAY PROPERTY WHICH ARE, OR WILL BE, PART OF A SYSTEM WHICH SERVES THE ADJACENT PROPERTY AND ACCESS THERETO; AND (iii) IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS WHICH ARE PART OF THE BUILDING ON THE WALKWAY PROPERTY IS HEREBY DECLARED FOR THE SUPPORT OF ALL IMPROVEMENTS AND STRUCTURES WHICH ARE PART OF THE BUILDING ON THE ADJACENT PROPERTY.

REAL ESTATE TRANSFER TAX

08-Feb-2016



COUNTY:	112.50
ILLINOIS:	225.00
TOTAL:	337.50

22-20-300-037-1043 | 20151201651384 | 1-499-165-248

Cook County Clerk's Office