

# UNOFFICIAL COPY

**THIS DOCUMENT WAS  
PREPARED BY:**

Jeremy E. Reis, Esq.  
Ruttenberg Gilmartin Reis LLC  
1101 West Monroe Street, Suite 200  
Chicago, IL 60607



1614745021

Doc#: 1614745021 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2016 10:33 AM Pg: 1 of 4

**AFTER RECORDING, RETURN TO:**

William J. Cotter, Esq.  
Goldstine, Skrodzki, Russian, Nemecek  
and Hoff, Ltd.  
835 McClintock Drive, Second Floor  
Burr Ridge, IL 60527-0830

## WARRANTY DEED

THIS INDENTURE is made as of this 23<sup>rd</sup> day of May, 2016 by and between **Morgan Condo, LLC, an Illinois limited liability company** ("Grantor"), having a mailing address of 1628 W. Montrose Ave., Chicago, Illinois 60613 and **Samer A. Elshafei** ("Grantee"), having a mailing address of 29 N. Morgan, Unit PH, Chicago, Illinois, 60607.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof,  
Subject to those exceptions set forth on **Exhibit B** attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	24-May-2016
	
CHICAGO:	6,075.00
CTA:	2,430.00
TOTAL:	8,505.00 *

17-08-447-035-0000 | 20160501607953 | 1-152-112-960

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

REAL ESTATE TRANSFER TAX 26-May-2016



COUNTY: 405.00  
ILLINOIS: 810.00  
TOTAL: 1,215.00

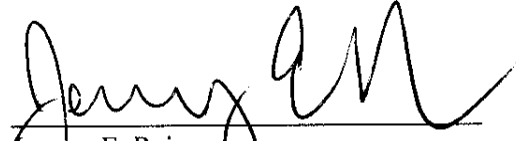
17-08-447-035-0000 | 20160501607953 | 1-098-660-160

CCRD REVIEW 

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 23<sup>rd</sup> day of May, 2016.


Morgan Condo, LLC, an Illinois limited liability company

By:   
Name: Jeremy E. Reis  
Its: Authorized Signatory

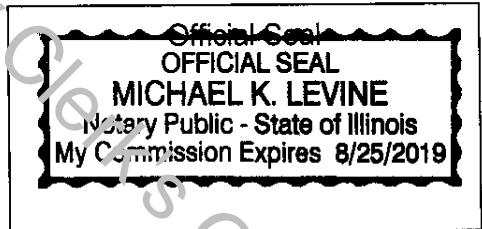
State of Illinois )  
)ss  
County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeremy E. Reis, Authorized Signatory of Morgan Condo, LLC, an Illinois limited liability company, 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 this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23<sup>rd</sup> day of May, 2016.

MICHAEL LEVINE  
Notary 

Commission Expires: 8/25/19



**Send Subsequent Tax Bills To:**

Samer A. Elshafei  
(Name)

29 N. Morgan, Unit PH  
(Address)

Chicago, Illinois 60607  
(City, State, Zip)

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT PH IN 29 N. MORGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 23.60 FEET OF THE NORTH 94.40 FEET OF THE WEST 1/2 OF LOT 3, AND ALL OF LOTS 4 AND 5 IN BLOCK 51 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 31, 1836, TAKEN AS A TRACT, EXCEPTING THEREFROM COMMERCIAL PROPERTY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +14.48 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +27.48 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.50 FEET SOUTH AND 3.08 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, A DISTANCE OF 52.70 FEET; THENCE SOUTH, A DISTANCE OF 4.16 FEET; THENCE WEST, A DISTANCE OF 5.34 FEET; THENCE SOUTH, A DISTANCE OF 10.62 FEET; THENCE EAST, A DISTANCE OF 0.17 FEET; THENCE SOUTH, A DISTANCE OF 6.83 FEET; THENCE WEST, A DISTANCE OF 8.61 FEET; THENCE SOUTH, A DISTANCE OF 0.67 FEET; THENCE WEST, A DISTANCE OF 12.14 FEET; THENCE NORTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 20.46 FEET; THENCE NORTH, A DISTANCE OF 1.35 FEET; THENCE WEST, A DISTANCE OF 6.31 FEET; THENCE NORTH, A DISTANCE OF 16.53 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2016 AS DOCUMENT NUMBER 1514146029, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AND PARKING SPACE P-6 EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

**PERMANENT INDEX NUMBER:** 17-08-447-035-0000

**COMMON ADDRESS:** 29 N. Morgan, Unit PH, Chicago, Illinois 60607

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2016 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded May 20, 2016 as Document Number 1614146029, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Declaration of Easements dated May 3, 2006 and recorded October 24, 2006 as document 0629729021 by 945-955 West Washington LLC regarding but not limited to rights of ingress and egress.
5. Terms, provisions, conditions, restrictions and options in rights and easements established by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 29 N. Morgan Street dated May 19, 2016 and recorded May 20, 2016 as document number 1614146028., as amended from time to time.
6. Terms and provisions contained in the Party Wall Agreement recorded as Document Number's 152229068 and 152229069

Cook County Clerk's Office