

UNOFFICIAL COPY

Doc#: 1618215027 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2016 09:16 AM Pg: 1 of 3

Dec ID 20160601620126
ST/CO Stamp 0-352-130-368 ST Tax \$420.00 CO Tax \$210.00
City Stamp 1-056-279-872 City Tax: \$4,410.00

40026110

GIT
40026110 (1/1)
SPECIAL
WARRANTY
DEED

THIS INSTRUMENT dated the 10th day of June, 2016, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and Lou Major, a single man, whose current mailing address is P.O. Box 188, Evanston, IL 60204, (hereinafter "Grantee").



WITNESSETH:


THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 1530 S. State Street, Unit 1021, Parking Unit R75 and Parking Unit 302
Chicago, IL 60605

Permanent Real Estate Index No.: 17-21-210-148-1196 (affects Unit 1021)
17-21-210-148-1371 (affects Parking Unit R75)
17-21-210-148-1566 (affects Parking Unit 302)

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and Immunities thereto belonging free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate.

REAL ESTATE TRANSFER TAX		28-Jun-2016
	COUNTY:	210.00
	ILLINOIS:	420.00
	TOTAL:	630.00
17-21-210-148-1196 20160601620126 0-352-130-368		

REAL ESTATE TRANSFER TAX		28-Jun-2016
	CHICAGO:	3,150.00
	GTA:	1,260.00
	TOTAL:	4,410.00 *
17-21-210-148-1196 20160601620126 1-056-279-872		
* Total does not include any applicable penalty or interest due.		

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 10th day of June, 2016.

FirstMerit Bank, N.A.,

BY: [Signature]
Lori L. Snelson, Senior Vice President

BY: Kimberly A. Neil
Kimberly A. Neil, Officer

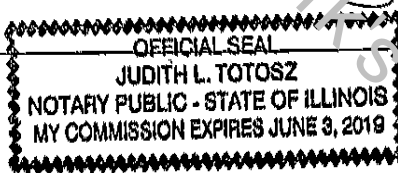
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Lori L. Snelson, Senior Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 10th day of June, 2016.

[Signature]
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022



Mail to: Law Major
Po Box 188
Evanston, IL 60224

Name and address of Taxpayer:
Law Major
Po Box 188
Evanston, IL 60224

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EXHIBIT "A"

PARCEL 1:

UNITS 1021 AND R75 AND PARKING UNIT 302, IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.