

# UNOFFICIAL COPY

ST201146-4350786

## WARRANTY DEED Statutory (Illinois)

Doc#: 1618322082 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2016 11:55 AM Pg: 1 of 3

Dec ID 20160601620809  
ST/CO Stamp 0-136-271-168 ST Tax \$920.00 CO Tax \$460.00  
City Stamp 1-390-777-664 City Tax: \$9,660.00

Property of Cook County Clerk's Office

THE GRANTOR, EMW Holdings, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Jody Lynn Levine, an unmarried woman, and Michael L. Stern, an unmarried man, as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Property Address: 1439 N. Dearborn, Unit #1, Chicago, IL 60610  
P.I.N.: 17-04-211-005-0000


**SUBJECT TO:** Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2015 and 2016.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: this 22 day of June, 2016

**STEWART TITLE**  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		30-Jun-2016	
	COUNTY:		460.00
	ILLINOIS:		920.00
	TOTAL:		1,380.00
17-04-211-005-0000   20160601620809   0-136-271-168			

REAL ESTATE TRANSFER TAX		28-Jun-2016	
	CHICAGO:		6,900.00
	CTA:		2,760.00
	TOTAL:		9,660.00 *
17-04-211-005-0000   20160601620809   1-390-777-664			

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

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EMW Holdings, LLC

Elliot M. Weiner  
Elliot M. Weiner, Manager

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Elliot M. Weiner 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 they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of June, 2016.

Seth Kaplan  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**

Seth Kaplan, Esq.  
Rudolph Kaplan LLC  
20 North Clark St., Suite 2500  
Chicago, IL 60602

**WHEN RECORDED  
RETURN TO:**

Jody Levine / Michael Stern  
1439 N. Dearborn #1  
CHICAGO IL 60610

**SEND FUTURE TAX  
BILLS TO:**

Jody Levine / Michael Stern  
1439 N Dearborn #1  
Chicago IL 60610

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## Exhibit A - Legal Description

Parcel 1:

Unit 1 in the 1439 N. Dearborn Condominium as delineated on a survey of the following described real estate: The South 21 feet 10-1/4 inches of the North 180 feet of Lot 'B' in Block 2 in Catholic Bishop of Chicago, Subdivision of Lot 13 in Bronson's addition to Chicago, in the Northeast quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached to as Exhibit "A" to the Declaration of Condominium recorded June 23, 2016, 2016 as Document Number 1617522169, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-1 and Garage Roof Deck, limited common elements, as delineated on the survey attached to the declaration aforesaid, recorded as Document Number 16176522169.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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