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Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

02T1559076

WARRANTY DEED

STATE OF ILLINOIS

112

MAIL TO:

Steven Root & Jessica Curran
2300 N. Commonwealth Ave. # 2A
Chicago, IL 60614



Doc#: 1622834067 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2016 01:41 PM Pg: 1 of 2

THE GRANTOR, AZRAN INVESTMENT No. 2 LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

~~Steven~~
Steve Root and Jessica Curran
not as Joint Tenants, but as tenants by the Entirety

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:
(See Attached)

Property Address:

2300 N. Commonwealth Ave., Unit 2A, Illinois 60614, subject to: general real estate taxes for the year 2016 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: August 3, 2016.

AZRAN INVESTMENT No. 2, LLC
By: David Azran- managing member

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that David Azran., managing member of Azran Investment No. 2 LLC is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal, this 3 day of August, 2016.



My commission expires: _____

Notary Public

Permanent Index Number: 14-33-200-017-1002

Grantees Address: 1012 3rd St. Santa Monica CA 90403
Mail subsequent tax bills to: Steven Root 2300 N Commonwealth Ave, Apt 2A Chicago, IL 60614

PREPARED BY: IRA T. KAUFMAN. - 661 WEST LAKE STREET, SUITE 1W, CHICAGO, ILLINOIS 60661

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2300 COMMONWEALTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:


NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE FOR THEIR INTENDED PURPOSES OF ALL FACILITIES EXISTING AT THE DATE OF SAID SUPPLEMENT LOCATED IN THE APARTMENT BUILDING PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE SHOPPING CENTER PARCEL, AND LOCATED IN THE SHOPPING CENTER PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE APARTMENT BUILDING PARCEL, RESPECTIVELY, AS CONTAINED IN THE SUPPLEMENT TO THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 22, 1991 AS DOCUMENT NUMBER 91616961.

PARCEL 3:

EASEMENT RIGHTS APPURTENANT TO PARCEL 1 FOR THE USE OF PARKING SPACE P-6 AND S-61, LIMITED COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Address commonly known as:
2300 N. Commonwealth Ave, Unit 2A
Chicago, IL 60614

PIN#: 14-33-200-017-1002

REAL ESTATE TRANSFER TAX		11-Aug-2016
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *

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

REAL ESTATE TRANSFER TAX		15-Aug-2016
 	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00

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