

UNOFFICIAL COPY



Doc# 1635141014 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/16/2016 10:05 AM PG: 1 OF 3

WARRANTY DEED
Statutory (ILLINOIS)

MTAIL-116200

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Thomas Gushes and Angela Demeo Gushes, as tenants in common for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, STRATEGIC 2625 LLC, a Delaware limited liability company, 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 the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

PIN: 14-28-307-012- 1003

Address of Real Estate: 2625 North Clark Street, Unit 403, Chicago, IL 60614

IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent (100%) interest in the Premises have caused their names to be signed to this Warranty Deed to be effective this: 1 day of December, 2016.

Thomas Gushes

Angela Demeo Gushes

CCRD REVIEWER

REAL ESTATE TRANSFER TAX		14-Dec-2016
	COUNTY:	113.00
	ILLINOIS:	226.00
	TOTAL:	339.00
14-28-307-012-1003 20161101680647 0-695-167-168		

REAL ESTATE TRANSFER TAX		13-Dec-2016
	CHICAGO:	1,695.00
	CTA:	678.00
	TOTAL:	2,373.00 *
14-28-307-012-1003 20161101680647 0-326-758-592		

CTWE232:001002897017.1

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

UNOFFICIAL COPY

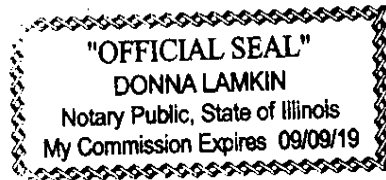
State of Illinois)
)ss
County of Kane)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Thomas Gushes and Angela Demeo Gushes, personally known to me to be the same person(s) whose name(s) are subscribed to in 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.

Given under my hand and official seal this 30 day of September, 2016

Donna Lamkin

Notary Public
My commission expires: 09/09/19



This instrument was prepared by:

Scott A. Weinstein, Esq.
Kovitz Shifrin Nesbit
175 N. Archer Avenue
Mundelein, IL 60060

Record and Mail to:

Ms. Kathy Kovitz Arnold, Esq.
Taft Stettinus & Hollister LLP
111 E. Wacker Drive, Ste. 2800
Chicago, IL 60601-3713

Send Subsequent Tax Bills to:

Strategic 2525 LLC
1200 River Ave Bldg. 4
Lakewood, IL 60461

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1

UNIT(S) *403* PARKING UNIT(S) *N/A* IN THE CLARK PLACE PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND THE WEST 30 FEET OF THE EAST 100 FEET OF LOT 11 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0517939096

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER *N/A*, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0517939096.

PIN: 14-28-307-012-1169

COMMON ADDRESS: 2625 North Clark Street, Chicago, IL 60614

403