



1702512107D

Doc# 1702512107 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 03:53 PM PG: 1 OF 3

DEED PREPARED BY:

David Burciaga, Esq.
4554 N. Maplewood, Gdn Office
Chicago, Illinois 60625

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Gunnison Commons, LLC
c/o Bertsch Properties, LLC
4554 N Maplewood Ave, Gdn
Chicago, Illinois 60625

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FIRST AMERICAN TITLE

FILE # 2810305 1041

WARRANTY DEED

FOR VALUABLE CONSIDERATION receipt of which is hereby acknowledged Dennisa Deya, a single woman ("Grantor") hereby CONVEYS and WARRANTS to Gunnison Commons, LLC, an Illinois limited liability company ("Grantee") the real property commonly known as 3001 W Gunnison #G, in the City of Chicago, County of Cook, State of Illinois, more fully described as follows:

UNIT 3001-G IN THE GUNNISON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3 AND THE EAST 10.00 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH 1/2 OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0709560062; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-12-315-028-1001

SUBJECT TO unpaid real estate taxes not due and payable; private, public and utility easements; applicable zoning ordinances; and covenants, restrictions and conditions of record.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

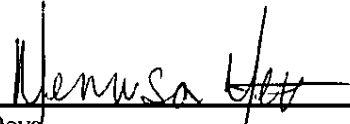
S Y
P 3
S N
SC Y
INT Y

UNOFFICIAL COPY

Signature Page to Warranty Deed

Dated as of December 13, 2016

GRANTOR:



Dennisa Deya

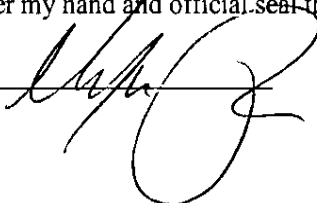
Property of Cook County Clerk's Office

STATE OF ILLINOIS)


COUNTY OF COOK)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Dennisa Deya, 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/she signed, sealed, and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this December 13th, 2016.



Signature 



REAL ESTATE TRANSFER TAX		21-Dec-2016
	CHICAGO:	1,117.50
	CTA:	447.00
	TOTAL:	1,564.50 *

13-12-315-028-1001 | 20161201690988 | 1-208-400-064

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

REAL ESTATE TRANSFER TAX		21-Dec-2016
	COUNTY:	74.50
	ILLINOIS:	149.00
	TOTAL:	223.50

13-12-315-028-1001 | 20161201690988 | 1-107-212-480

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 3001-G IN THE GUNNISON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3 AND THE EAST 10.00 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH 1/2 OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0709560062; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 13-12-315 028-1001 Vol. 0333

Property Address: 3001 West Gunnison G, Chicago, Illinois 60625

Property of Cook County Clerk's Office