

UNOFFICIAL COPY



Doc# 1703115067 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2017 01:32 PM PG: 1 OF 14

WARRANTY DEED

This instrument was prepared by:

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

CT
CT/1202600NS
NSC Deed 7/1/20

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Grantors, see attached Exhibit "A", for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, WRIGHTWOOD BUILDING II, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS

PINS: 14-28-313-060-1030; 14-28-313-060-1118; 14-28-313-060-1031;
14-28-313-060-1032; 14-28-313-060-1102; 14-28-313-060-1033;
14-28-313-060-1034; 14-28-313-060-1035; 14-28-313-060-1036;
14-28-313-060-1039

Address of Real Estate: 625 West Wrightwood Unit 306, P-31, 307, 308, P-15, 309, 310, 311, 312, 316 Chicago, IL 60614

And the Grantor(s), 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(s) will WARRANT and DEFEND the said Premises against all persons lawfully claiming, or to claim the same, subject to:

General real estate taxes not due and payable at the time of closing; condominium declaration recorded against the real estate, covenants, conditions and restrictions of record; utility easements of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

~~Grantor Signature pages attached~~

Record and Mail to:
Samuel Tamkin
631 Park Avenue, Ste. 200
Glencoe, IL 60022

Send Subsequent Tax Bills to:
Wrightwood Building II, LLC
2320 N. Damen, Ste. D
Chicago, IL 60647

SY
P 14
S N
SC V
INT 10

UNOFFICIAL COPY

EXHIBIT A

GRANTORS

<u>Unit #</u>	<u>Grantor Name</u>	<u>Homestead</u>
306, P-31	Susan Richter, Shawn Richter	No
307	Michael J.Canning, David F. Teresi	No
308, P-15	Wrightwood Management Group, LLC	No
309	Jennifer Sturino	No
310	Edward Anderson	No
311	Mavourneen A. Arndt	Single, Homestead
312	Ronald Martin and Jody Martin	No
316	Sallie Taylor	No

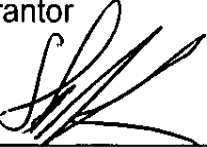
Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Susan Richter and Shawn Richter**, as joint tenants, 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 29 day of December, 2016.




Grantor



Grantor

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		27-Jan-2017
	CHICAGO:	12,922.50
	CTA:	5,169.00
	TOTAL:	18,091.50 *

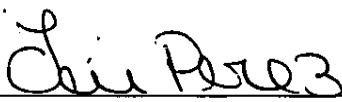
State of Illinois)
)ss
County of Cook)

14-28-313-060-1030 | 20161201694140 | 1-005-006-016

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

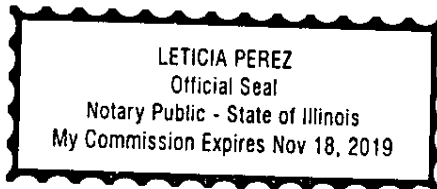
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Susan Richter and Shawn Richter, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that 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 29 day of December, 2016.



Notary Public

My commission expires: Nov 18 2019



REAL ESTATE TRANSFER TAX 26-Jan-2017



COUNTY:	861.50
ILLINOIS:	1,723.00
TOTAL:	2,584.50

14-28-313-060-1030 | 20161201694140 | 0-343-239-872

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Michael J. Canning and David F. Teresi, as to an undivided 100 percent (100%) interest in 625 W. Wrightwood, Unit 519, Chicago, Illinois 60614, has caused their names to be signed to this Warranty Deed to be effective this 21 day of DECEMBER, 2016.

[Signature]
Michael J. Canning

[Signature]
David F. Teresi

State of Illinois

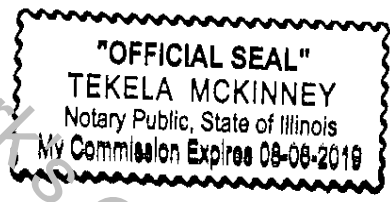
County of COOK

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Michael J. Canning and David F. Teresi, personally known to me to be the same persons whose names 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 21st day of DECEMBER, 2016

[Signature]
Notary Public

My commission expires: Aug 6th 2019



Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Wrightwood Management Group, LLC** an Illinois Limited Liability Company, 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 30 day of December, 2016.

Wrightwood Management Group, LLC

BY: Kathleen Duckin
Manager/Member

State of Illinois)
)ss
County of DuPage

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Kathleen Duckin, 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 20th day of December, 2016.

David Teska
Notary Public

My commission expires: 4/2/19



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Wrightwood Management Group, LLC** an Illinois Limited Liability Company, 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 30 day of December, 2016.

Wrightwood Management Group, LLC

BY: CR [Signature]
Manager/Member

State of Illinois)
)ss
County of DuPage

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Colleen Durkin, 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 30th day of December, 2016.

David Teska
Notary Public

My commission expires: 4/2/19



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Wrightwood Management Group, LLC** an Illinois Limited Liability Company, 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 30 day of December, 2016.

Wrightwood Management Group, LLC

BY: John J. Durkin
Manager/Member

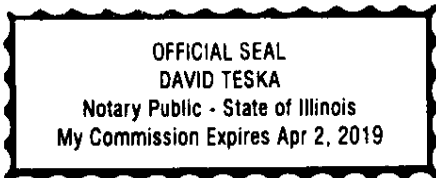
State of Illinois)
)ss
County of DuPage

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that John Durkin, 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 30th day of December, 2016.

David Teska
Notary Public

My commission expires: 4/2/19



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Jennifer Sturino**, 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 31 day of December, 2016.

Jennifer Sturino
Grantor

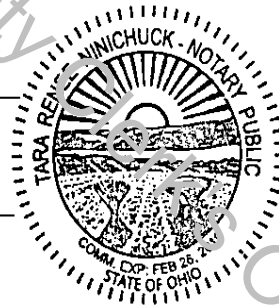
State of ~~Illinois~~ ^{Ohio})
County of Clermont)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jennifer Sturino, 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 31 day of December, 2016.

Tara Rene Minichuck
Notary Public

My commission expires: 2-26-2019



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Edward Anderson**, 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 20th day of DECEMBER, 2016.

Edward Anderson
Grantor

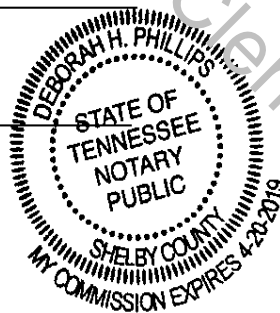
TN
State of ~~Illinois~~
County of Shelby

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Edward Anderson, 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 20th day of December, 2016.

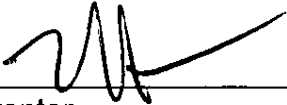
Deborah H. Phillips
Notary Public

My commission expires: 4-20-19



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Mavourneen A. Arndt**, 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 3 day of January, 2016.



Grantor

State of Illinois

County of Cook

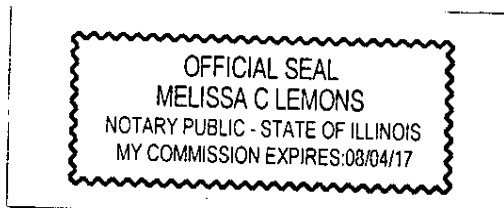
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Mavourneen A. Arndt personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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 3rd day of JANUARY, 2016.

Melissa C. Lemons

Notary Public

My commission expires: 08/04/2017



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Ronald Martin and Jody Martin**, 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 28 day of DECEMBER, 2016.

Ronald Martin
Grantor

Jody Martin
Grantor

State of Illinois IL)
)ss
County of LAKE)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ronald Martin and Jody Martin, 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 28TH day of December, 2016.


Debra Peterson Epler
Notary Public

My commission expires: October 23, 2018



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), **Sallie Taylor**, 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 20 day of December, 2016.



Grantor

State of Illinois)
County of _____)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Sallie Taylor, 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 _____ day of _____, 2016.

Notary Public
My commission expires: _____

See attached

Property of [illegible] Cook County [illegible] Notary's Office

UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

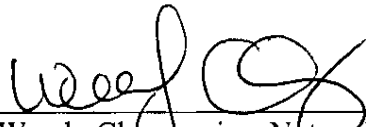
CALIFORNIA ALL-PURPOSE
AFFIDAVIT

State of California
County of Los Angeles

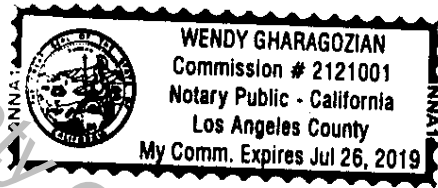
On December 21, 2016 before me, Wendy Gharagozian, Notary Public, personally appeared Sallie Taylor who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Wendy Gharagozian, Notary Public
Commission Expires: July 26, 2019



(Notary Seal)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTIONS

PARCEL 1: UNIT 306, P-31, 307, 308 P-15, 309, 310, 311, 312, 316 IN THE 625 WRIGHTWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN SWIFT'S SUBDIVISION OF LOT 11 IN COUNTY CLERK'S DIVISION OF OUT LOT "D" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 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 NUMBER 0630717114, FIRST AMENDMENT RECORDED NOVEMBER 20, 2006, AS DOCUMENT NUMBER 0632433233, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE UNIT S-6, S-33, S-13, S-32, S-82, S-85, S-76, S-15 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Tax Number:

14-28-313-060-1030; 14-28-313-060-1118; 14-28-313-060-1031;
 14-28-313-060-1032; 14-28-313-060-1102; 14-28-313-060-1033;
 14-28-313-060-1034; 14-28-313-060-1035; 14-28-313-060-1036;
 14-28-313-060-1039

Address of Real Estate: 625 West Wrightwood Unit 306, P-31, 307, 308, P-15, 309, 310, 311, 312, 316 Chicago, IL 60614