

UNOFFICIAL COPY



Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Doc#: 1703349130 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2017 09:59 AM Pg: 1 of 3

Dec ID 20170101607956
ST/CO Stamp 0-807-206-080 ST Tax \$18.00 CO Tax \$9.00
City Stamp 2-028-536-512 City Tax: \$189.00

Chicago Title 1607999228 Y1 45

THE GRANTOR, **Granville Condominium Association**, an Illinois not-for profit corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Douglas M. Frankwich, Trustee of the Douglas M. Frankwich Trust dated March 27, 2015, of 6124 N. Broadway, Unit 3S, in the City of Chicago, County of Cook, State of Illinois, as grantee, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description attached as Exhibit "A"

SUBJECT TO: general real estate taxes not due as of the closing date; applicable zoning and building laws and ordinances; covenants and restrictions of records, including without limitation, city of Chicago special service area 22 and special service area 26 and the applicable ordinances and tax levies applicable thereto; easements declaration of covenants, conditions and restrictions and easements recorded as document 0831210044 as amended from time to time; matters disclosed by the condominium plat of survey; the Condominium Property Act and the declaration of condominium and all amendments and supplements thereto, heretofore and hereafter recorded; installments due after closing of assessments heretofore and hereafter established and/or levied pursuant to the declaration, all of which assessments the buyer assumes and agrees to pay; any other matters over which Chicago title commits to insure by endorsement, policy modification or otherwise; and acts of the buyer.

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

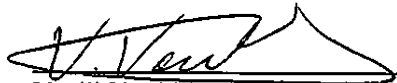
Permanent Real Estate Index Number: 14-05-204-028-1445

Address of Real Estate: 1134 West Granville, P-479, Chicago, IL 60660

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Dated this 31 day of January, 2017.

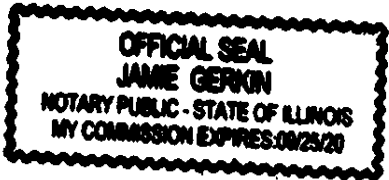
Granville Condominium Associations, an Illinois not-for profit corporation


By: 
Vasili Voukides a/k/a Billy Voukides
Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Vasili Voukides, as President of Granville Condominium Associations, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entities, 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 31 day of January, 2017.



 (Notary Public)

Prepared By: Mark Gorham
Bancroft, Richman & Goldberg, LLC
55 E. Monroe St, Ste. 3900
Chicago, IL 60603

Name & Address of Taxpayer:
Douglas M. Frankwich, Trustee of the Douglas M. Frankwich Trust dated March 27, 2015
6124 N. Broadway, Unit 3S
Chicago, IL 60660

MAIL TO:
Charles A. Janda
120 N LaSalle, #1040
Chicago, IL 60602

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EXHIBIT A

PARCEL 1:

UNIT NUMBER P-479 IN THE GRANVILLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 5, INCLUSIVE, TOGETHER WITH ALL OF THE PRIVATE ALLEY ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOT 15, 16, AND 17 OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, TOGETHER WITH LOTS 13, 14, 18 AND 19, EXCEPT THE NORTH 20.00 FEET OF SAID LOT 19 IN SAID BLOCK 5 OF COCHRAN'S SECOND ADDITION, TOGETHER WITH ALL OF THE EAST - WEST 15 FOOT VACATED ALLEY AND PART OF THE NORTH - SOUTH 20 FOOT VACATED ALLEY PER ORDINANCE PASSED APRIL 26, 2006 IN BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND EXCEPT RAILROAD) SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831945102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 TO 4 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 7, 2008 AS DOCUMENT 0831210044 MADE BY BROADVILLE CONDOMINIUMS, LLC AND BROADVILLE RETAIL, LLC.