

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Illinois Statutory  
(Limited Liability Co. to Individual)

### AFTER RECORDING MAIL TO:

Tom HAWBECKER  
26 BLAINE  
HINSDALE, IL 60521

### SEND SUBSEQUENT TAX BILLS TO:

Alan & Natalie Gregor  
1154 W. Ohio St., Unit 201  
Chicago, IL 60642



Doc# 1704629062 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 02:58 PM PG: 1 OF 3

Above Space for recorder's use only

THE GRANTOR: **1154 West Ohio, LLC**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the member of said company, CONVEYS AND WARRANTS to:

**ALAN GREGOR & NATALIE GREGOR**, husband and wife *AS TENANTS BY THE ENTIRETY*  
of 2416 N. Seminary Ave., Chicago, IL

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

**See Exhibit A attached hereto.**

THIS IS NOT A HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; private, public, and utility easements; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

Permanent Real Estate Index Number: ~~19-09-25-203-013-0000~~ 17-08-228-018-0000 *D.C. 0201*

Commonly Known As: 1154 W. Ohio St., Unit 201, Chicago, IL 60642

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its members this 1 day of February, 2017

[Signature] (SEAL)  
Michael Pinelli, as Member

[Signature] (SEAL)  
Anthony Alessi, as Member

[Signature] (SEAL)  
Philip Domenico, as Member

[Signature] (SEAL)  
Jeffrey Metz, as Member

52-  
Cook  
1063  
776-22356


PH

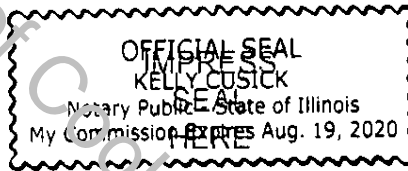
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STATE OF ILLINOIS )  
                                  ) SS.:  
COUNTY OF COOK )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Pinelli, Anthony Alessi, Philip Domenico & Jeffrey Metz, not personally but as Members of 1154 West Ohio, LLC, being the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument on behalf of the Company as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 7 day of February, 2017

  
\_\_\_\_\_  
Notary Public





This instrument was prepared by:  
Ashen | Faulkner  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

REAL ESTATE TRANSFER TAX		15-Feb-2017
	CHICAGO:	4,342.50
	CTA:	1,737.00
	<b>TOTAL:</b>	<b>6,079.50 *</b>

17-08-228-018-0000 | 20170201611465 | 0-199-484-096

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

REAL ESTATE TRANSFER TAX		15-Feb-2017
	COUNTY:	289.50
	ILLINOIS:	579.00
	<b>TOTAL:</b>	<b>868.50</b>

17-08-228-018-0000 | 20170201611465 | 1-639-473-856

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 201 IN THE 1154 WEST OHIO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 26 IN OGDEN ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1703918086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-5 AND THE PAVED AREA TO THE NORTH OF THE BUILDING AND THE WOODEN BALCONY, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS "EXHIBIT D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1703918086.

0201

PIN: 17-08-228-018-~~0000~~ (AFFECTS THE UNDERLYING LAND)

COMMONLY KNOWN AS: 1154 W CHIC ST., UNIT 201, CHICAGO, IL 60642

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.