

# UNOFFICIAL COPY



## WARRANTY DEED

ILLINOIS STATUTORY  
COMPANY to INDIVIDUAL(S)

Doc# 1706755189 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 02:18 PM PG: 1 OF 6

MAIL TO:

William Lundgren  
55 W. Monroe St, Suite 3950  
Chicago, IL 60603

NAME/ADDRESS OF TAXPAYER(S):

**Eden Lake**  
**Brian Lake**  
Unit 201  
1317 North Larrabee Street  
Chicago, Illinois 60610

*Return to:*  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

RECORDER'S STAMP

The Grantor, **THE DOMAIN GROUP, LLC**, an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the Grantee(s):

EDEN LAKE and BRIAN LAKE, Husband & wife  
as Tenants by the Entirety

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

**See Legal Description attached hereto and made a part hereof.**

Commonly Known as: Unit **201**, 1317 Larrabee Street, Chicago, Illinois 60610

Three (3) underlying Permanent Index Number(s):

- 17-04-130-006-0000 (undivided)
- 17-04-130-007-0000 (undivided)
- 17-04-130-008-0000 (undivided)

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2016 and subsequent.

Dated this 28 day of **February**, 2017.

**THE DOMAIN GROUP, LLC**,  
an Illinois limited liability company

By: X Rory Arthurs  
Rory Arthurs, Its Manager

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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 the above signatory, personally known to me to be a Manager of **THE DOMAIN GROUP, LLC**, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of **February**, 2017.



*John E. Lovstrand*  
\_\_\_\_\_  
Notary Public

This instrument prepared by

**John E. Lovstrand, Esq.**  
LAW OFFICE OF  
JOHN E. LOVSTRAND, PC  
30 Green Bay Road  
Winnetka, Illinois 60093

Cook County Clerk's Office

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"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."

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JOHN LOVESTRAND  
 as an Agent for Chicago Title Insurance Company  
 30 GREEN BAY ROAD, WINNETKA, IL 60093

Commitment No.: PT17-40403

**EXHIBIT A****LEGAL DESCRIPTION**

Property commonly known as:  
 1317 NORTH LARRABEE STREET, UNIT 201  
 Chicago, IL 60610  
 Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 201, G-8 AND G-9 IN STANTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 21 THRU 25 BOTH INCLUSIVE, IN THE RESUBDIVISION OF THE SOUTH EAST 20 FEET OF SUB-LOT 2 AND ALL OF SUB-LOTS 3 TO 28, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 56, 58, 60 AND 62 AND PRIVATE ALLEY SOUTH EAST AND ADJOINING ABOVE LOTS IN BUTTERFIELD'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1883 IN BOOK 18 OF PLATS PAGE 50 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1634929043; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 1634929043.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS AS SET FORTH IN AND CREATED BY OPERATING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1317 N. LARRABEE RECORDED AS DOCUMENT 1634929042.

Commonly known as 1317 NORTH LARRABEE STREET, UNIT 201, Chicago, Illinois 60610  
 Parcel ID(s): 17-04-130-006-0000, 17-04-130-007-0000, 17-04-130-008-0000

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**REAL ESTATE TRANSFER TAX**

03-Mar-2017



<b>CHICAGO:</b>	5,486.25
<b>CTA:</b>	2,194.50
<b>TOTAL:</b>	7,680.75 *

17-04-130-006-0000 | 20170201611112 | 2-132-945-600

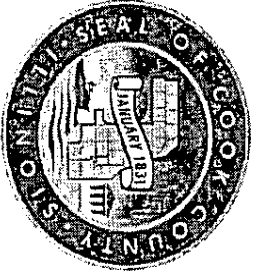
Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

03-Mar-2017



<b>COUNTY:</b>	365.75
<b>ILLINOIS:</b>	731.50
<b>TOTAL:</b>	1,097.25

17-04-130-006-0000 | 20170201611112 | 1-733-700-288

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