

UNOFFICIAL COPY

Doc#: 1707517009 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2017 09:27 AM Pg: 1 of 4

Dec ID 20170301621060
ST/CO Stamp 1-927-830-208 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-114-127-040 City Tax: \$4,620.00

PREPARED BY:

Karen Jerwood
Firsell Ross LLC
2801 Lakeside Drive, Suite 207
Bannockburn, Illinois 60015

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 15 day of March, 2017 between ZTS INVESTMENTS LLC, an Illinois limited liability company, having an address of 1623 Alan Court, Naperville, Illinois 60564, Grantor, and ANDREW L. RICE, having an address of 120 North Mosley, St. Louis, Missouri, 63141, Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the members of the company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, 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 with respect to the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; second installment 2016 Cook County Real Estate Taxes and subsequent years; and the declaration of condominium and bylaws.

[SIGNATURE PAGE FOLLOWS]

1707517009

Chicago Title

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 15 day of March, 2017.

GRANTOR:

ZTS INVESTMENTS, LLC,
an Illinois limited liability company

By: 

Name: Samuel L. Persico

Title: Manager and Member



SAMUEL L. PERSICO

[SEE NOTARIALS ON THE FOLLOWING PAGES]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

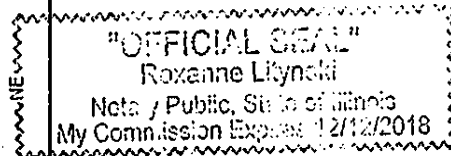
State of Illinois)
)
County of COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel L. Persico, personally known to me to be the Manager and Member of ZTS Investments LLC, an Illinois limited liability company, 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 severally acknowledged that as such Manager and Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of March, 2017.

[Signature]

NOTARY PUBLIC
My Commission Expires: 12/12/18



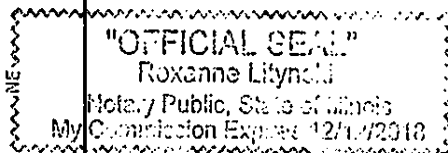
State of Illinois)
)
County of COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel L. Persico, 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of March, 2017.

[Signature]

NOTARY PUBLIC
My Commission Expires: 12/12/18



After recording return to:
George E. Murray
Bryan Cave LLP
211 N. Broadway, Suite 3600
St. Louis, MO 63102

Send tax bills to:
Andrew L. Rice
600 N. Kingsbury, Unit 1602
Chicago, IL 60654

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 1602 AND PARKING SPACE UNIT 319 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE CHICAGO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.

Permanent Index Numbers: 17-09-126-022-1296; 17-09-126-022-1310

Common Address: 600 N. Kingsbury, Unit 1602 and Parking Space No. 319, Chicago, IL 60654

Property of Cook County Clerk's Office