

THE GRANTOR PERO HESS, LLC, an Illinois limited liability company

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Deborah Can~~o~~ and Emily Miller, ^{married to each other} ~~both single individuals~~, of Chicago, Illinois,

^{tenants by the entirety} as ~~joint tenants~~ with rights of survivorship, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-21-313-015-0000

Address of Real Estate: 717 West Melrose, Unit 1, LCE Parking P-1, LCE Back Deck, LCE Patio Area and Garage Roof Rights Chicago, Illinois 60657

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 16th day of March, 2017.

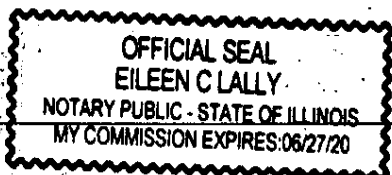
PERO HESS, LLC, an Illinois limited liability company

By: [Signature] Authorized Representative

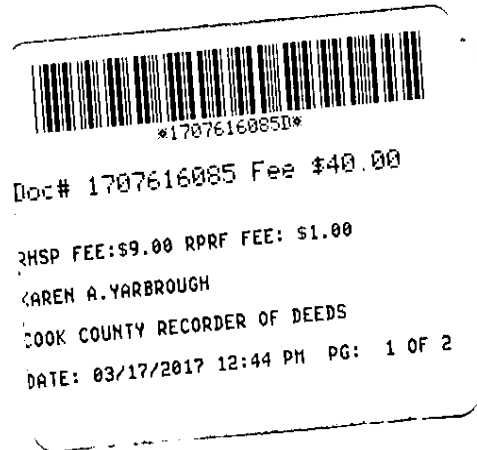
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Pero, Authorized Representative of Grantor, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of March, 2017.



[Signature]
NOTARY PUBLIC
My commission expires on _____



AP1701865 102 SA



[Signature]

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 717 WEST MELROSE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 52 IN ELISHA E. HUNDLEY'S RESUBDIVISION OF LOT 4 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1876 AS DOCUMENT NUMBER 116000;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED 3-15-17 AS DOCUMENT 170742924 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, REAR DECK FOR UNIT 1, REAR YARD PATIO FOR UNIT 1 AND GARAGE ROOF RIGHTS. ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

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.



Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 3258 North Clifton Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-21-313-015-0000

Address of Real Estate: 717 West Melrose, Unit 1, LCE Parking P-1
LCE Back Deck, LCE Rear Yard Patio and Garage Roof Rights
Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		17-Mar-2017
	CHICAGO:	8,737.50
	CTA:	3,495.00
	TOTAL:	12,232.50

REAL ESTATE TRANSFER TAX		17-Mar-2017
	COUNTY:	582.50
	ILLINOIS:	1,165.00
	TOTAL:	1,747.50
14-21-313-015-0000	20170301622380	1-764-326-080

14-21-313-015-0000 | 20170301622380 | 1-214-167-744

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

This instrument was prepared by: Eileen C. Lally, 6200 North Hiawatha, Suite 400, Chicago, Illinois 60646

UPON RECORDING MAIL TO:

Julia Bruce
5923 N Keating Ave
Chicago IL 60646

SEND SUBSEQUENT TAX BILLS TO:

Deborah Carlos - Emily Miller
217 W Melrose Ave Unit 1
Chicago IL 60657

