

The GRANTOR, Garret W. Starke, A Single Man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars, in hand paid, and other good and valuable consideration, CONVEYS AND WARRANTS to

Doc#: 1720906019 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2017 10:04 AM Pg: 1 of 2

Dec ID 20170701691833
ST/CO Stamp 1-480-494-528 ST Tax \$455.00 CO Tax \$227.50
City Stamp 0-996-912-576 City Tax: \$4,777.50

David Braverman, of
a single man
Chicago, Illinois

In fee simple, the following described Real Estate in the County of Cook, State of Illinois:

SEE LEGAL ATTACHED


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

Index No. : 17-09-312-010-1051 and 17-09-312-010-1078

PROPERTY ADDRESS: 657 West Fulton Street, Unit 512 and Parking G-3, Chicago, IL 60661

Subject to General taxes for 2016 and subsequent years
Covenants, conditions and restrictions of record


Dated this 20th day of July, 2017.

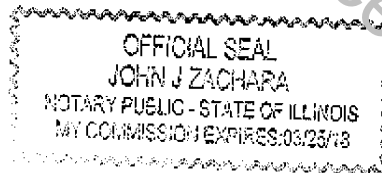

Garret W. Starke

State of Illinois }
 } SS
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Garret W. Starke, A Single Man, 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 the said instrument as his free and voluntary act.

Given under my hand and notary seal this
20th day of July, 2017.


Notary Public



This instrument prepared by John J. Zachara, 53 West Jackson Blvd, Suite 640, Chicago, Illinois 60604

Mail to: Katherine De Groot 4669 North Manor Avenue Chicago, IL 60625	Subsequent Bills: David Braverman 657 West Fulton Street, Unit 512 Chicago, IL 60661
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REAL ESTATE TRANSFER TAX	25-Jul-2017
CHICAGO:	3,412.50
CTA:	1,365.00
TOTAL:	4,777.50 *

REAL ESTATE TRANSFER TAX	27-Jul-2017
COUNTY:	227.50
ILLINOIS:	455.00
TOTAL:	682.50

17-09-312-010-1051 | 20170701691833 | 0-996-912-576

17-09-312-010-1051 | 20170701691833 | 1-480-494-528

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

A/C Commitment (6/17/26)

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A****Exhibit A - Legal Description****Parcel 1:**

Unit Number 512 and G-3 in the Fulton Place Condominium, as delineated on a survey of the following described tract of land:

Lots 4 through 9, both inclusive, and that part of Lots 10 and 11 in the Subdivision of Block 63 in Canal Trustees' Subdivision of Lots and Blocks in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of The Third Principal Meridian, described as follows: beginning at the Northeast corner of said Lot 10; thence South along the East line of said Lot 10 to the Southeast corner of said Lot 10; thence West along the South line of said Lot 10 for a distance of 3.12 feet; thence Northwestery along a straight line to a point on the North line of said Lot 11, 8.53 feet West of the Northeast corner of said Lot 11, thence East along the North line of said Lots 10 and 11 to the point of beginning, all in Cook County, Illinois

Except commercial Parcel #1 bounded and described as follows: being part of Lots 8, 9, 10 in the subdivision of Block 63 in Canal Trustees' Subdivision of Lots and Blocks in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of The Third Principal Meridian, described as follows: commencing at the Northeast corner of Lot 8; thence South 89 degrees 50 minutes 09 seconds West, 8.81 feet along the South right of way of Fulton Market Avenue to the point of beginning; thence South 00 degrees 09 minutes 51 seconds East, 19.65 feet; thence North 89 degrees 20 minutes 43 seconds East, 6.58 feet; thence South 00 degrees 39 minutes 17 seconds East, 47.00 feet; thence South 89 degrees 20 minutes 43 seconds West, 19.83 feet; thence North 00 degrees 39 minutes 17 seconds West, 6.46 feet; thence South 89 degrees 20 minutes 43 seconds West, 20.67 feet; thence South 00 degrees 39 minutes 17 seconds East, 8.54 feet; thence South 89 degrees 20 minutes 43 seconds West, 24.08 feet; thence North 00 degrees 39 minutes 17 seconds West, 8.08 feet; thence South 89 degrees 20 minutes 43 seconds West, 12.22 feet; thence North 12 degrees 37 minutes 05 seconds West, 62.70 feet to a point on the South right of way of Fulton Market Avenue; thence North 89 degrees 50 minutes 09 seconds East, 83.39 feet to the point of beginning, limited to the area between finished floor (14.80 feet +/- Chicago datum) and finished ceiling (28.80 feet +/- Chicago datum);

And except commercial Parcel #2 bounded and described as follows: being part of Lots 9, 10 in the Subdivision of Block 63 in Canal Trustees' Subdivision of Lots and Blocks in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the Southeast corner of Lot 10; thence South 89 degrees 08 minutes 11 seconds West 3.12 feet along the North right of way of Walnut Street, thence North 12 degrees 37 minutes 05 seconds West, 43.80 feet to the point of beginning; thence continuing North 12 degrees 37 minutes 05 seconds West, 22.86 feet; thence South 89 degrees 42 minutes 42 seconds East, 27.79 feet; thence South 00 degrees 17 minutes 18 seconds West, 22.17 feet; thence South 90 degrees 00 minutes 00 seconds West, 22.69 feet to the point of beginning, limited to the area between finished floor (14.80 feet +/- Chicago datum) and finished ceiling (28.80 feet +/- Chicago datum), all in Cook County, Illinois;

Which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document number 0636309075, as amended by special amendment no. 1 to declaration of condominium ownership and of easements, restrictions, covenants and by-laws recorded January 12, 2007 as document number 0701209056; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

Perpetual easements for the benefit of parcel 1 for support, ingress and egress, and other purposes as described and defined in the declaration of covenants, conditions, restrictions and reciprocal easements recorded December 29, 2006 as document no. 0636309075, and special amendment no. 1 to declaration of covenants, conditions, restrictions and reciprocal easements recorded January 12, 2007 as document no. 0701209055.