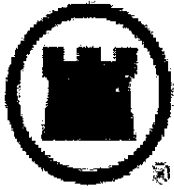


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc#: 1729708174 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2017 01:22 PM Pg: 1 of 2

Dec ID 20171001641082
ST/CO Stamp 1-650-917-408 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-031-686-688 City Tax: \$5,775.00

111
THE GRANTOR(S), Leonard Kranzler, as Trustee of The Leonard Kranzler Revocable Trust dated June 16, 2016, of 1410 N. State Parkway, #12B, Chicago, Illinois 60610, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Avalon Real Estate Lucid LLC, of 1017 N. Riverwalk, Chicago, Illinois 60610, of the County of Cook, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

17PNW550218NB
UNIT 12B IN STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 TO 18, IN LOT "A" OF BLOCK 2 IN THE SUBDIVISION OF LOT "A" OF BLOCK 1 AND LOT "A" OF BLOCK 2, IN THE CATHOLIC BISHOP OF CHICAGO, A SUBDIVISION OF LOT 13, IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25784879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year.

Permanent Real Estate Index Number(s): 17-04-211-036-1020

Address of Real Estate: 1410 N. State Parkway, #12B, Chicago, Illinois 60610

Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 19th day of OCTOBER, 2017

Leonard Kranzler as Trustee
Leonard Kranzler, as Trustee

10/19/17
Date

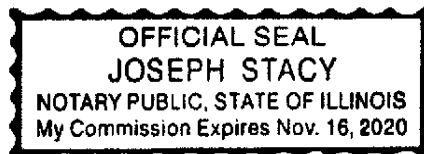
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Leonard Kranzler, as Trustee is personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of OCTOBER, 2017

Joseph Stacy
(Notary Public)

Prepared By:
Morton Rubin, Esq.
3330 Dundee Road, #C-4
Northbrook, Illinois 60062



After Recording Mail To:
Christopher Fotopoulos, Esq.
30 N. LaSalle Street, #1402
Chicago, Illinois 60602

Name and Address of Taxpayer:
Avalon Real Estate Lucid LLC
1410 N. State Parkway, #12B
Chicago, Illinois 60610

Property of Cook County Clerk's Office