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Doc#. 1731039105 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/06/2017 11:32 AM Pg: 1 of 3

WARRANTY DEED

STATE OF ILLINOIS

Dec ID 20170901625775 ST/CO Stamp 1-402-703-904 ST Tax \$375.00 CO Tax \$187.50 City Stamp 1-988-595-744 City Tax: \$3,937.50

Above Space for Recorder's Use Only

THE GRANTOR, LEON E. GROSSMAN, AN UNMARRIED MAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO ANDREW RENNAKER AND RAVEN BELL, AS JOINT

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 2161 NORTH CALIFORN A AVENUE, UNIT 102, CHICAGO, ILLINOIS

60647 - 1999 PERMANENT INDEX NUMBER(s): 13-36-214-025-1002; 13-36-214-025-1029

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 201? AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONCLIDING OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: NOTICE 1, 2017

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LEON E. GROSSMAN	——————— (SE.1L)

STATE OF ILLINOIS)
SS:
COUNTY OF COOK)

MY COMMISSION EXPIRES:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **Leon E. Grossman**, is personally known to me to be the same person whose name seller subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that seller signed, sealed and delivered the said instrument as seller's 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 NOTARIAL STATE DAY OF NOVEMBER, 2017.

DEANNA S TYAN

Official Seal Notary Public - State (f III nois My Commission Expires May 2, 2020

NOTARY PUBLIC

Cortion		
This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd.	Andrew Rennaker and Raven Bell	Andrew Kennsker Brendill
1121 West Wrightwood Chicago, Illinois 60614	2161 N. California Ave, Unit 102 Chicago, IL 60647	2161 N Colofornia, Unt 102 Chicago IL 60647

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LEGAL DESCRIPTION

Order No.: 17WSS249158NA

For APN/Parcel ID(s): 13-36-214-025-1002 and 13-36-214-025-1029

UNITS 102 AND P-2 IN THE ST. GEORGE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 IN W. O. COLE'S SUBDIVISION OF LOTS 22 TO 25 INCLUSIVE AND LOTS 30 TO 35 INCLUSIVE IN BLOCK 2 IN L. STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERID'AN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99898177; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.