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Document prepared by:
John P. Antonopoulos
15419 127th Street
Lemont, IL 60439



Doc# 1734110064 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/07/2017 02:34 PM PG: 1 OF 2

Mail document to:

~~John P. Antonopoulos~~
15419 127th Street
Lemont, IL 60439

Mail tax bills to:

American property Investments LLC
2929 Stonewater Dr
Naperville, IL 60564

FIRST AMERICAN TITLE

FILE # 2894403 101

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, CHRISTINA L. ZEMAN, divorced and not remarried, of the Village of Mokena, State of Illinois, for and in consideration of Ten Dollars and no/100, in hand paid, CONVEY and WARRANT to AMERICAN PROPERTY INVESTMENTS, LLC, of 2929 Stonewater, Naperville, IL, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See legal description on reverse side hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

Address: 327 Front Street, #2203, Lemont, IL 60439

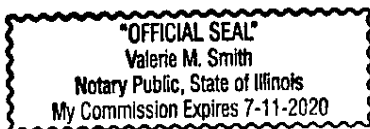
PIN# 22-20-300-057-1031

Dated this 28th day of November, 2017.

CHRISTINA L. ZEMAN

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 CHRISTINA L. ZEMAN, divorced and not remarried, 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 she signed, sealed and delivered the said instrument as her 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 28th day of November, 2017.



Notary Public

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S N
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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2203 IN THE FRONT STREET LOFTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LAND FALLING IN THE EAST ½ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 2008 AS DOCUMENT NUMBER 0834322031, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN EASEMENT AGREEMENT DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322033, MADE BY AND BETWEEN THE VILLAGE OF LEMONT, AN ILLINOIS MUNICIPAL CORPORATION, MP LEMONT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FRONT STREET LOFTS CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, FOR:

1. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF DEPOSITING TRASH FOR PICK UP BY THE SCAVENGER SERVICE;
2. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF HAULING GARBAGE FROM THE TRASH ROOMS FROM TIME TO TIME LOCATED IN THE PARKING FACILITY;
3. SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF THE BALCONY WHICH SERVES THE OWNER'S UNIT, TO THE EXTENT THAT THE BALCONY EXISTS ON OR EXTENDS IN TO VILLAGE PROPERTY, WHERE APPLICABLE;
4. NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE EXISTENCE (WHICH EASEMENT SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF ANY ELEVATED WALKWAY ADJOINING A BUILDING WHICH PROVIDES ACCESS FROM THE BUILDING TO THE PARKING FACILITY, TO THE EXTENT THAT THE ELEVATED WALKWAY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY QUIT CLAIM DEED FROM MP LEMONT, LLC, TO VILLAGE OF LEMONT, A MUNICIPAL CORPORATION, DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008 AS DOCUMENT 0834322030 FOR A NON-EXCLUSIVE EASEMENT (I) OVER AND ACROSS THE WALKWAY PROPERTY FOR ACCESS TO AND FROM THE ADJACENT PROPERTY AND PUBLIC WAY; (II) FOR THE INSTALLATION, CONTINUED EXISTENCE, USE, ALTERATIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF FACILITIES AND COMPONENTS LOCATED, OR FROM TIME TO TIME INSTALLED IN, THE WALKWAY PROPERTY WHICH ARE, OR WILL BE, PART OF A SYSTEM WHICH SERVES THE ADJACENT PROPERTY AND ACCESS THERETO; AND (III) IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS WHICH ARE PART OF THE BUILDING ON THE WALKWAY PROPERTY IS HEREBY DECLARED FOR THE SUPPORT OF ALL IMPROVEMENTS AND STRUCTURES WHICH ARE PART OF THE BUILDING ON THE ADJACENT PROPERTY.

REAL ESTATE TRANSFER TAX		05-Dec-2017
		COUNTY: 87.50
		ILLINOIS: 175.00
		TOTAL: 262.50
22-20-300-037-1031	20171101650949	0-314-249-248