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WARRANTY DEED

ILLINOIS STATUTORY
(INDIVIDUALS to INDIVIDUAL)

This Instrument was prepared by:

Steven E. Moltz
PALMISANO & MOLTZ
19 S. LaSalle St., Suite 900
Chicago, IL 60603

Send Subsequent Tax Bills to:

Erik O'Neill
1000 N. Kingsbury St.
Unit 103
Chicago, IL 60610

Mail to:

John Pankau
105 E. Irving Park Rd.
Itasca, IL 60143



Doc# 1803245052 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2018 12:55 PM PG: 1 OF 4

RECORDERS STAMP

THE GRANTORS, **Betty Holmes and William G. Holmes, wife and husband**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to: **Erik O'Neill, a single man** of 6N138 Medinah Rd., Medinah, IL 60157. The following described Real Estate situated in the County of COOK in the State of Illinois, to wit: ***James**

See Legal Description attached hereto as Exhibit A

Property Index Number: 17-04-300-048-1083 (affects unit 103) &
17-04-300-048-1045 (affects parking unit GU-45)

Common Address: 1000 N. Kingsbury St., Unit 103 & GU-45, Chicago, Illinois 60610

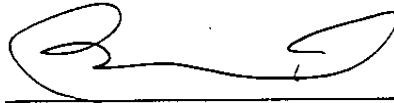
SUBJECT TO, IF ANY: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

18W55257052LP
MM 10/2

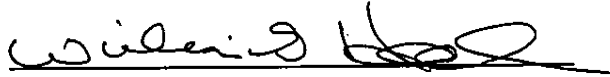
Handwritten initials and signature

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 29 day of January, 2018.



Betty Holmes



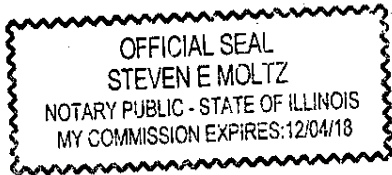
William G. Holmes

STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Betty Holmes and William G. Holmes, wife and husband**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29 day of January, 2018.


Notary Public

REAL ESTATE TRANSFER TAX 31-Jan-2018



CHICAGO: 2,100.00
CTA: 840.00
TOTAL: 2,940.00 *

17-04-300-048-1083 | 20180101687786 | 0-658-704-928

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

REAL ESTATE TRANSFER TAX 31-Jan-2018



COUNTY: 140.00
ILLINOIS: 280.00
TOTAL: 420.00

17-04-300-048-1083 | 20180101687786 | 0-476-508-704

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 103 AND UNIT GU-45 IN RIVER VILLAGE LOFTS CONDOMINIUM IN THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 19 THROUGH 23 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128852 AND AS AMENDED BY DOCUMENT 0324732032 RECORDED SEPTEMBER 4, 2003, AND AS FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-29 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021128852.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS, 1, 2, AND 3 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H) UTILITIES
- I) PERMITTING EXISTANCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
- J) EXTERIOR MAINTENANCE

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K) EXTERIOR SIGNAGE

L) DUMPSTERS

M) OWNED FACILITIES

N) SHARED FACILITIES AND

O) OVERHANGING BALCONIES; OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

Property Index Number: 17-04-300-048-1083 (affects unit 103) &
17-04-300-048-1045 (affects parking unit GU-45)

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