

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory
(Individual to Individual)

TT17-23255
COOK \$53

AFTER RECORDING MAIL TO:

JEMIFER GOLDSSTONE
SARA W. FISHERMAN WANTS ET AL
321 NORTH CLARK ST. #800
CHICAGO, IL 60654

SEND SUBSEQUENT TAX BILLS TO:

ALLISON BRAGAGLIA
444 BOB-D-LINK RD.
MT. PROSPECT, IL 60056



Doc# 1805845043 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 03:24 PM PG: 1 OF 3

Above Space for recorder's use only

THE GRANTOR; MARY L. GALLAGHER, a single person, of 537 S. Dearborn Ave., Chicago, Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to:

ALLISON FRANCES LEE BRAGAGLIA, a ~~single person~~ ^{Married} person
of 182 W. Lake St., #901, Chicago, Illinois 60611

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PLEASE SEE ATTACHED "EXHIBIT A"

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 said premises forever. THIS IS NOT A HOMESTEAD PROPERTY.

SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 17-10-203-027-1112

Address of Real Estate: 233 E. Erie St., Unit 2002, Chicago, IL 60611

Dated this 1 day of February, 2018

Mary L. Gallagher
Mary L. Gallagher

R

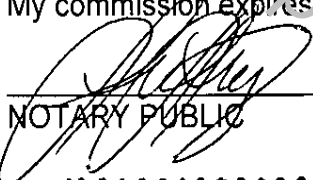
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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Susan Sturgis the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary L. Gallagher, 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 they signed, sealed and delivered the said instrument as a 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 1st day of February, 2018

My commission expires on November 03, 2019




NOTARY PUBLIC



IMPRESS
SEAL
HERE



This instrument was prepared by:

Ashen | Faulkner
217 N. Jefferson St., Suite 601
Chicago, IL 60661
(312) 655-0800

REAL ESTATE TRANSFER TAX		27-Feb-2018
	CHICAGO:	1,237.50
	CTA:	495.00
	TOTAL:	1,732.50 *

17-10-203-027-1112 | 20180101692041 | 1-963-853-344

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

REAL ESTATE TRANSFER TAX		27-Feb-2018
	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50

17-10-203-027-1112 | 20180101692041 | 0-464-496-160

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 First American Title™	Title Insurance Commitment
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule A (Continued)	<small>COMMITMENT NUMBER</small> tt17-23255

EXHIBIT A

PARCEL 1:

UNIT NO. 2002 IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR. IN THE 26-STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE THE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF THE AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAW FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION, RECORDED IN THE OFFICES OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY, RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFITS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1 BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANK ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NO. 51534 TO RIMANTAS P. GRISKELIS AND REGINA S. GRISKELIS, DATED OCTOBER 5, 1981 AND RECORDED FEBRUARY 25, 1982 AS DOCUMENT NUMBER 26155095, IN COOK COUNTY, ILLINOIS.

17-10-203-027-1112

233 E ERIE ST, UNIT 2002, CHICAGO, IL 60611