

UNOFFICIAL COPY

Doc#: 1806501008 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2018 09:27 AM Pg: 1 of 3

Prepared By:
Gregory M. Wright
Masuda, Funai, Eifert & Mitchell
203 N. LaSalle St.
Suite 2500
Chicago, IL 60601

Dec ID 20180201606914
ST/CO Stamp 1-901-225-504 ST Tax \$1,920.00 CO Tax \$960.00
City Stamp 0-825-533-472 City Tax: \$20,160.00

After Recording Return To:
Nicole H. Daniel
Dinsmore & Shohl LLP
227 W. Monroe St.
Suite 3850
Chicago, IL 60606

Space Above This Line for Recorder's Use Only



1701200713C
2018/3/6

ILLINOIS GENERAL WARRANTY DEED

647 WEST MELROSE LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (hereinafter known as the "Grantor"), for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the manager of said limited liability company, hereby CONVEYS and WARRANTS to Eric Rockhold and Jennifer Rockhold, husband and wife, not as tenants in common, nor as joint tenants with the right of survivorship, but as tenants by the entirety (hereinafter known as the "Grantee") all right, title, interest and claim in or to the real property situated in Cook County, Illinois which is described on Exhibit A hereto.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2017.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX		02-Mar-2018
CHICAGO:		14,400.00
CTA:		5,760.00
TOTAL:		20,160.00 *

14-21-313-024-0000 | 20180201606914 | 0-825-533-472

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

REAL ESTATE TRANSFER TAX		02-Mar-2018
COUNTY:		960.00
ILLINOIS:		1,920.00
TOTAL:		2,880.00

14-21-313-024-0000 | 20180201606914 | 1-901-225-504

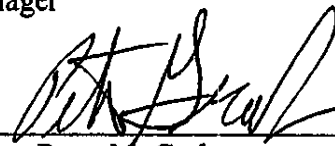
✓

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed and delivered this Illinois General Warranty Deed as of this 27th day of February, 2018.

647 WEST MELROSE LLC

By: GVP Holdings XV, LLC
Its: Manager

By: 
Name: Peter M. Grahn
Title: Manager

State of Illinois

County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Peter M. Grahn, personally known to me to be the Manager of GVP Holdings XV, LLC, an Illinois limited liability company, which is the manager of 647 West Melrose LLC, an Illinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument, pursuant to authority given by GVP Holdings XV, LLC and 647 West Melrose LLC, as his free and voluntary act, and as the free and voluntary act and deed of GVP Holdings XV, LLC and 647 West Melrose LLC, for the uses and purposes therein set forth.



Given under my hand and official seal, this 27 day of February, 2018.

Commission expires May 1, 2021.



Tax Bills sent to:
Eric R. Rockhold
647 W. Melrose Unit 4
Chicago, IL 60657

UNOFFICIAL COPY

EXHIBIT A

Order No.: 17012022NC

PARCEL 1:

UNIT 4 IN 647 WEST MELROSE STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT LAND:

LOT 10 IN SANDER'S SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE, A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 11, 2018 AS DOCUMENT NUMBER 1801134051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-4, S-3 AND ROOF DECK, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 11, 2018 AS DOCUMENT NUMBER 1801134051.

Permanent Index Number(s): 14-21-313-024-0000

Address(es) of Real Estate: 647 West Melrose Street, Unit 4, Chicago, Illinois 60657