

UNOFFICIAL COPY

WARRANTY DEED

This Document Prepared by:

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333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After Recording Mail to:

Renee Meltzer Kalman
Law Offices of Renee Meltzer
Kalman, P.C.
20 N. Clark Street, Suite 1200
Chicago, Illinois 60602

Send Tax Bills to:

Yan Chen and John Pullen
102 Rose of Sharon
Jacksonville, Illinois 62650

Doc#: 1808012021 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/21/2018 10:34 AM Pg: 1 of 3

Dec ID 20180301612307

ST/CO Stamp 1-938-828-832 ST Tax \$395.00 CO Tax \$197.50

City Stamp 0-337-620-512 City Tax: \$4,147.50

PIN:

17-03-204-063-1154

THIS WARRANTY DEED is made as of this 7th day of March, 2018, between MARISTAR CORPORATION, an Illinois corporation ("Grantor") whose principal place of business is 1551 Prairie Drive, Sycamore, Illinois, and YAN CHEN and JOHN PULLEN, husband and wife, as joint tenants with right of survivorship and not tenants in common (collectively, "Grantee") whose address is 102 Rose of Sharon, Jacksonville, Illinois 62650.

WITNESSETH, that Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY, WARRANT, REMISE and RELEASE unto Grantee, its heirs and successors forever, all the real property, together with improvements, if any, to the real estate described on Exhibit A attached hereto (the "Property"), subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing (collectively, "Permitted Exceptions");

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

AND TOGETHER with all improvements on the Property and all rights, easements and interests appurtenant to the Property;

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successor and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, except for claims arising from Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY

[SIGNATURE PAGE FOLLOWS]

Chicago Title 18SA4527287LP RJL 1 OF 2

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date set forth above.

GRANTOR:

MARISTAR CORPORATION, an Illinois corporation

By: [Signature]
THOMAS F. FULLER

Its: President

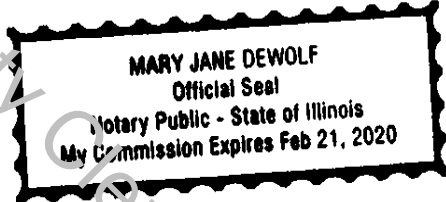
STATE OF IL)
COUNTY OF DeKalb) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that THOMAS F. FULLER, personally known to me, 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 President of MARISTAR CORPORATION, an Illinois corporation, he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of March 7, 2018

[Signature]
Notary Public

Commission expires: 2/21/2020



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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 2009 IN 1010 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF LOT "A" DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PERPENDICULAR TO SAID EAST LINE, 114.58 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT 'A'; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID PARALLEL LINE EXTENDED 24.605 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID LOT, 55.52 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING; SAID LOT 'A' BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, IN THE NORTH 1/2 OF BLOCK 7 AND OF PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
 WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMALGAMATED TRUST AND SAVING BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1976 KNOWN AS TRUST NUMBER 3068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23675016, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1000 N. Lake Shore Drive, Unit 2009
 Chicago, Illinois 60611

Permanent Index Number (PIN): 17-03-204-063-1154