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Doc#: 1822233315 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2018 11:27 AM Pg: 1 of 4

Dec ID 20180801650120
ST/CO Stamp 0-920-276-768 ST Tax \$316.50 CO Tax \$158.25
City Stamp 1-812-025-120 City Tax: \$3,323.25

0718-4790 1/2

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S), Mercury Ventures, LLC, a California Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Tony Hardee and Robert J. Garbacz, AS FEMORS (w/ S/A), all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights, if any, Any confirmed special tax or assessment, General taxes for 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2018, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

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

Permanent Real Estate Index Number(s): 17-16-405-097-1201
Address(es) of Real Estate: 740 S. Federal, Unit 901, Chicago, IL 60605
street

Dated this 5th day of August, 2018.

William David Perez, II
William David Perez, II
Mercury Ventures, LLC

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STATE OF _____, COUNTY OF _____ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William David Perez, II, before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 _____ day of _____, 20____



**SEE ATTACHED
NOTARY PAGE**

(Notary Public)

Prepared by:

Rachell M. Horbenko
The Law Office of Rachell M. Horbenko
301 Greenview Drive
Crystal Lake, IL 60014

Mall to:

Tony Handge & Robert Garbacz
740 S. Federal # 901
Chicago IL 60605
Name and Address of Taxpayer:
Tony Handge & Robert Garbacz
740 S. Federal # 901
Chicago IL 60605

Property of Cook County Clerk's Office

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ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

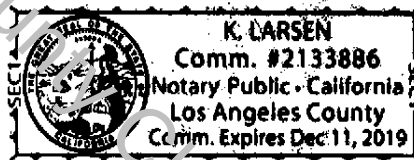
On August 5, 2018 before me, K. Larsen, Notary Public
(Here insert name and title of the officer)

personally appeared, William David Perez II
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (h)e/(s)he/(t)hey executed the same in (h)is/(h)er/(t)heir authorized capacity(ies), and that by (h)is/(h)er/(t)heir signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. Larsen
Signature (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 8-5-18

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

- _____
(Title)
- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

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Exhibit A

PARCEL A:

UNIT NUMBER 740-910 IN THE PRINTERS SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 17 TO 32, BOTH INCLUSIVE, IN BRAND'S SUBDIVISION OF BLOCK 125 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2, LOT 5 (EXCEPT THE WEST 5.64 FEET OF THE NORTH 1/2 THEREOF), LOTS 8, 11, 14, 17 AND 20 (EXCEPT THAT PART OF LOTS 2, 5, 8, 11, 14, 17 AND 20 LYING WEST OF THE EAST LINE OF ALLEY RUNNING NORTH AND SOUTH ACROSS THE REAR OF SAID LOTS AS LOCATED ON JULY 1, 1969) IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 0603134126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL A LYING IN PARCEL 2 OF THE TRACT OF WHICH PARCEL A IS A PART, AS AFORESAID, AS SET FORTH IN AGREEMENT RECORDED AS DOCUMENT 5556380 AND IN AGREEMENT RECORDED AS DOCUMENT NUMBER 13016949 OVER AND UPON THE NORTH AND SOUTH PRIVATE ALLEY RUNNING ACROSS THE REAR OR WESTERLY PORTION OF LOTS 2, 5, 8, 11, 14 AND 17 IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C:

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A CONTAINED, AND MORE PARTICULARLY DEFINED AND DESCRIBED, IN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF JULY 8, 2005 AND RECORDED JULY 13, 2005 AS DOCUMENT 0519432173 MADE AMONG WATERTON PRINTERS' SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FEDERAL STREET I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRINTERS SQUARE GARAGE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

Parcel ID(s): 17-16-405-097-1201