

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Limited Liability Company)

10004839 1/1

GIT

Doc#: 1823357048 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2018 10:58 AM Pg: 1 of 4  
  
Dec ID 20180701636677  
ST/CO Stamp 0-603-971-360  
City Stamp 1-857-945-760

THE GRANTORS, Kenneth Courtright<sup>III</sup> and Kerri Courtright, husband and wife, of the County of Grundy, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to 405 N. Wabash 5109-10, LLC, an Illinois limited liability company, of 212 Slalom Court, Minooka, County of Colund, State of Illinois, 60447 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


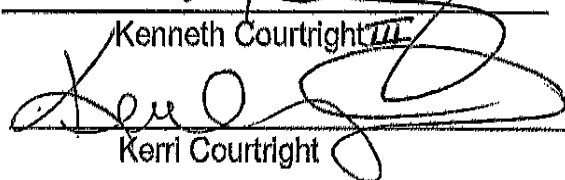
See Exhibit A attached hereto and incorporated herein by this reference.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements; and general real estate taxes for the years 2018 and subsequent years.

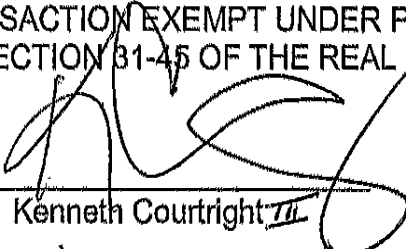
Permanent Real Estate Index Number(s): 17-10-132-037-1675 (affects Parcel 1) and 17-10-132-040-1036 (affects Parcel 3)

Address(es) of Real Estate: 405 N. Wabash Avenue, Unit 5109-10 Chicago, Illinois 60611 and Parking Space A-32

In Witness Whereof, said Grantor has caused its name to be signed to these presents by all of its Members this 7<sup>th</sup> day of July, 2018.

  
\_\_\_\_\_  
Kenneth Courtright<sup>III</sup>  
  
\_\_\_\_\_  
Kerri Courtright

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

By:   
Kenneth Courtright<sup>III</sup>

Dated: July 7, 2018

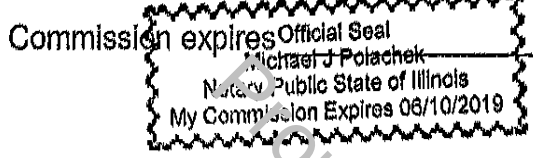
THIS INSTRUMENT FILED FOR RECORD BY GIT AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Courtright and Kerri Courtright, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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 7<sup>th</sup> day of July, 2018.



Commission expires \_\_\_\_\_ 20\_\_\_\_  
Michael J. Polachek  
NOTARY PUBLIC

This instrument prepared by: Attorney Michael J. Polachek, 1000 Hart Road, Floor 300, Barrington, IL 60010

**MAIL TO:**

Attorney Michael J Polachek  
1000 HART ROAD, FLOOR 300  
BARRINGTON, ILLINOIS 60010

**SEND SUBSEQUENT TAX BILLS TO:**

405 N. Wabash 5109-10, LLC  
[REDACTED]  
212 SLALOM COURT, MINOOKA, IL 60447

REAL ESTATE TRANSFER TAX		21-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-132-037-1675   20180701636677   0-603-971-360		

REAL ESTATE TRANSFER TAX		21-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-132-037-1675   20180701636677   1-557-945-760		

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

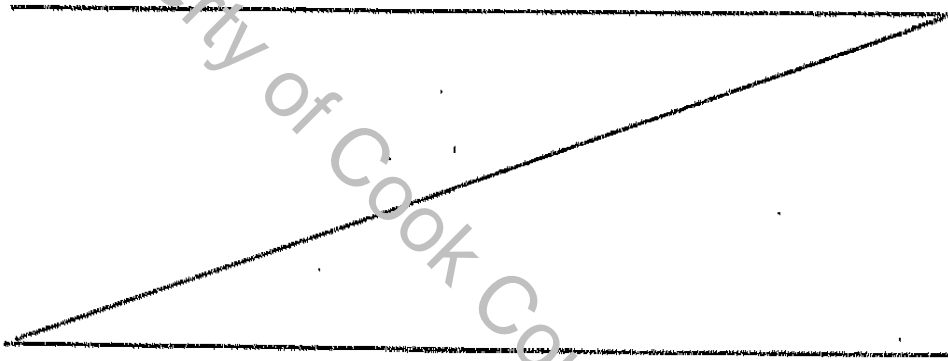
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## EXHIBIT "A"

PARCEL 1: UNIT 5109 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94758753, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 94758750 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: UNIT 432 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00977019, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property of Cook County Clerk's Office

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## STATEMENT OF GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the Laws of the State of Illinois.

Dated: July 7, 2018

Signature:   
Grantor or Agent

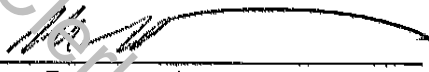
Subscribed and Sworn to before me by said  
Michael J. Polachely  
This 7 day of July, 2018



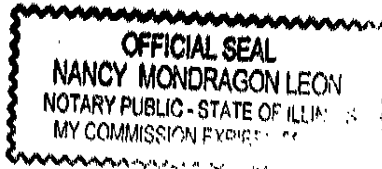
  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the Laws of the State of Illinois.

Dated: July 7, 2018

Signature:   
Grantee or Agent

Subscribed and Sworn to before me by said  
Michael J. Polachely  
This 7 day of July, 2018



  
Notary Public

**Note:** Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)