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This Instrument Prepared By:

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Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 21st Floor
Chicago, Illinois 60611-3607

Upon Recordation Return to:

Thomas B. Hawbecker, Esq.
Hawbecker & Garner
26 Blaine Street
Hinsdale, Illinois 60521



Doc# 1824734037 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2018 11:11 AM PG: 1 OF 4

18000034382 (1)

SPECIAL WARRANTY DEED

THIS INDENTURE made this 27 day of August, 2018, between **MRR 111 SOUTH PEORIA LLC**, an Illinois limited liability company, of 55 East Jackson, Suite 500, Chicago, Illinois 60604 (the "Grantor"), and **MATTHEW GARMON AND ERIN GARMON**, Husband and Wife, as Tenants by the Entirety, of 111 South Peoria Street, Unit 705, Chicago, Illinois 60607 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

* RICHARD

See Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto 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 or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) real estate taxes, special taxes or assessments not now due or payable, including taxes or assessments which may accrue by reason of new or additional improvements during the current year or prior years; (ii) applicable zoning, use and building laws and ordinances and other ordinances of record; (iii) private, public and utility easements that do not materially interfere with Grantee's use and


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enjoyment and of the Residential Unit and Parking Unit(s); (iv) covenants, conditions, agreements, restrictions and building lines of record (provided such are not violated by the Condominium), including, without limitation, the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Illume Condominium recorded with the Cook County Recorder of Deeds on June 27, 2018 as Document No. 1817819036 as the same may be amended further from time to time (the "Declaration"), which Grantee shall, by accepting the conveyance of the real estate, be deemed to have accepted and ratified as of the date of its recording in the Office of the Cook County Recorder of Deeds; (v) encroachments of the real estate over adjoining properties; (vi) acts done or things suffered by Grantee or anyone claiming by, through or under Grantee; (vii) leases and licenses affecting the Common Elements; (viii) rights of the public, the City of Chicago and State of Illinois in and to that part of the Land taken and used for alleys, roads and highways, if any.

Grantor hereby grants to the Grantee, its successors, heirs and assigns, all rights and easements as set forth in the Declaration for the benefit of said real estate, and Grantor hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate set forth 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.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX		04-Sep-2018
	CHICAGO:	9,037.50
	CTA:	3,615.00
	TOTAL:	12,652.50 *
17-17-214-002-0000 20180801668225 1-693-474-976		
* Total does not include any applicable penalty or interest due.		

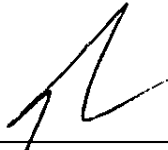
REAL ESTATE TRANSFER TAX		04-Sep-2018
 	COUNTY:	602.50
	ILLINOIS:	1,205.00
	TOTAL:	1,807.50
17-17-214-002-0000 20180801668225 0-972-275-872		

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:


MRR 111 SOUTH PEORIA LLC,
an Illinois limited liability company

By: 
Brian Goldberg, its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Goldberg personally known to me to be the Manager of MRR 111 SOUTH PEORIA LLC 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 Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

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


Notary Public



Send Future Tax Bills To:
MATT GARMON
111 South Peoria Street, Unit 705
Chicago, Illinois 60607

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EXHIBIT A

Legal Description

Unit 705 and P-60 A&B in the Illume Condominium as delineated on a survey of the following described real estate:

Lots 3, 4 and the North 18 feet 7 inches of Lot 5, and Lots 13 and 14 in Block 9 in Duncan's Addition to Chicago Subdivision of the East half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached to as Exhibit "D" to the Declaration of Condominium recorded June 27, 2018 as document number 1817819036, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 17-17-214-002-0000
17-17-214-003-0000
17-17-214-004-0000
17-17-214-009-0000
17-17-214-013-0000

Address of Real Estate: 111 South Peoria Street, Unit 705 and P-60 A&B
Chicago, Illinois 60607