

217

WARRANTY DEED
Statutory (ILLINOIS)

UNOFFICIAL COPY

1836110108

Doc# 1836110108 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2018 03:37 PM PG: 1 OF 3

18NW713504NS
CTIC

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Burns Worldwide Realty LLC, an Illinois Limited Liability Company, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, 1140 LASALLE OWNER, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: 17-04-404-035-1142


Address of Real Estate: Unit 528, 1140 North LaSalle Street,
Chicago, Illinois 60610

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 23 day of November, 2018

By: Burns Worldwide Realty LLC, an Illinois Limited Liability Company

By: 
Richard Gazarian
its Manager

THIS IS NOT A HOMESTEAD PROPERTY

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STATE OF MA)
COUNTY OF Worcester) SS


I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Richard Gazarian**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed in his capacity as Manager of Burns Worldwide Realty LLC, an Illinois Limited Liability Company, and signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.



Given under my hand and official seal this 23 day of NOV, 2018

Notary Public
My commission expires: 3/2/23
Michael J. O'Sullivan



MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

REAL ESTATE TRANSFER TAX		21-Dec-2018
	CHICAGO:	1,226.25
	CTA:	490.50
	TOTAL:	1,716.75 *
17-04-404-035-1142 20181201655939 1-643-546-272		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Dec-2018
	COUNTY:	81.75
	ILLINOIS:	163.50
	TOTAL:	245.25
17-04-404-035-1142 20181201655939 1-703-656-096		

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 528 IN THE FLATS ON LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE, 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10786564) IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616034019; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PREPARED BY:

Carin R. Wolkenberg

KOVITZ SHIFRIN NESBIT

175 N. Archer Ave.

Mundelein, Illinois 60060

MAIL AFTER RECORDING TO:

Kathryn Kovitz Arnold

Taft Stettinius & Hollister LLP

III E. Wacker Drive, Suite 2800

Chicago, IL 60601-3713

MAIL TAX BILLS TO:

1140 LASALLE OWNER, LLC

c/o ESG KULLEN

Attention: Thomas DelPonti

2215 Via Anacapa, Suite C

Palos Verdes Estates, CA 90274