

169

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WARRANTY DEED
Statutory (ILLINOIS)



Doc# 1836119210 Fee \$42.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2018 03:59 PM PG: 1 OF 3

18 NW 7135147N

THE GRANTOR(S), Thomas F. Villanti, a married person, 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 CASALLE OWNER, LLC, a 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 04-404-035-1248

Address of Real Estate: Unit 832, 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 16th day of November, 2018

Thomas F. Villanti

THIS ~~IS~~ NOT HOMESTEAD PROPERTY

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STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Thomas F. Villanti**, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.


Given under my hand and official seal this 11th day of November, 2018.

Wendy Goo
Notary Public
My commission expires: 4/20/21



REAL ESTATE TRANSFER TAX		21-Dec-2018
	COUNTY:	72.25
	ILLINOIS:	144.50
	TOTAL:	216.75

17-04-404-035-1248 | 20181201656565 | 2-084-939-424

REAL ESTATE TRANSFER TAX		21-Dec-2018
	CHICAGO:	1,083.75
	CTA:	433.50
	TOTAL:	1,517.25 *

17-04-404-035-1248 | 20181201656565 | 1-011-197-600
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 832 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

111 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