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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1916349278 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/12/2019 01:55 PM Pg: 1 of 3

Dec ID 20190601694361
ST/CO Stamp 1-270-546-528 ST Tax \$370.00 CO Tax \$185.00
City Stamp 0-193-822-816 City Tax: \$3,885.00

THE GRANTOR(S), Jo Ann H. Kaufman as Trustee under Trust Agreement dated November 23, and known as Jo Ann H. Kaufman and Charles H. Kaufman Living Trust, a widow for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

BALMYCAS PROPERTIES, LLC, a limited liability company

all interest in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

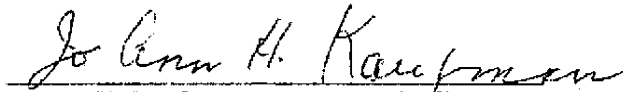
SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 17-03-225-078-1229 and 17-03-225-079-1099

Address(es) of Real Estate: 111 E. Chestnut Street, #34J, Chicago, IL 60611 and Parking Space #3A-3

Dated this 3rd day of June, 2019



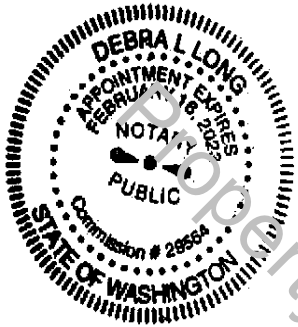
Jo Ann H. Kaufman as Trustee under Trust
Agreement dated November 23, and known as
Jo Ann H. Kaufman and Charles H. Kaufman
Living Trust

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WASHINGTON
STATE OF ILLINOIS, COUNTY OF SPOKANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jo Ann H. Kaufman as Trustee under Trust Agreement dated November 23, and known as Jo Ann H. Kaufman and Charles H. Kaufman Living Trust personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared 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 3rd day of June, 2019



Debra Long (Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

Dana Snagusa
25 E Washington Ste 700
Chicago IL 60602

Name & Address of Taxpayer:

Levinger
111 E Chestnut #3-U
Chicago IL 60611

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 19GSA629247LP

For APN/Parcel ID(s): 17-03-225-078-1229 and 17-03-225-079-1099

PARCEL 1: UNIT 3400J IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04074563; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: 3A-3, IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2*, 2A, 2A*, 2B, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K* AND 2L* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08193114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 3: EASEMENT IN FAVOR OF PARCEL 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY GRANT OF EASEMENTS PERTAINING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST, N. A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY DESCRIBED THEREIN.