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THIS DOCUMENT WAS
PREPARED BY:

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Doc#: 1917149348 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/20/2019 11:33 AM Pg: 1 of 4

Dec ID 20190601600758
ST/CO Stamp 0-214-827-104 ST Tax \$805.00 CO Tax \$402.50
City Stamp 1-951-830-112 City Tax: \$8,452.50

AFTER RECORDING, RETURN TO:

KYLE M. PLEKAVIC
1133 S. WABASH AVE, #205
CHICAGO, IL 60605

WARRANTY DEED

THIS INDENTURE is made as of this 24th day of May, 2019 by and between **Michael Marshall, a single man, and Susan Marshall, a divorced and not since remarried, as Joint Tenants** of the city of Chicago, State of Illinois (collectively, the "Grantors"), and **Kyle M. Plekavic** of the city of Chicago, State of Illinois (the "Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in 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** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.



SIGNATURE PAGE FOLLOWS

Send Subsequent Tax Bills To:

Kyle M. Plekavic
1133 South Wabash Avenue, #205
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX

10-Jun-2019

		COUNTY:	149.50
		ILLINOIS:	299.00
		TOTAL:	448.50

17-15-309-032-1005 | 20190601693250 | 1-786-036-320

REAL ESTATE TRANSFER TAX

04-Jun-2019

	CHICAGO:	2,242.50
	CTA:	897.00
	TOTAL:	3,139.50 *

17-15-309-032-1005 | 20190601693250 | 1-426-489-248

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

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EXHIBIT A

Legal Description

PARCEL 1:

UNITS 205 AND P-48 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COSMOPOLITAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00198107, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NO. 00198106.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-205, A LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO 00198107.

PERMANENT INDEX NUMBER: 17-15-309-032-1005, 17-15-309-032-1095

COMMON ADDRESS: 1133 South Wabash Avenue, #205, Chicago, Illinois 60605

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 2nd Installment and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 00198107, as amended from time to time
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office