# **UNOFFICIAL COPY**

THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq. Forde Law Offices LLP 111 W. Washington Street, Suite 1100 Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

CHICAROLIC COCO: CHICAROLIC COCO: KYLEN PLEKAVIĆ 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

# WARRANTY DEED

THIS INDENTURE is made as of this 24th day of May, 2019 by and between Michael Marshall, a single man, and Su an 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 oa'd 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 Cock, 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
		1	COUNTY:	149.50
	450		ILLINOIS:	299.00
			TOTAL:	448.50
_	17-15-309	-032-1005	20190601693250	1-786-036-320

REAL ESTATE TRAN	04-Jun-2019	
SE CONTRACTOR OF THE PARTY OF T	CHICAGO:	2,242.50
	CTA:	897.00
	TOTAL:	3,139.50 *
17-15-309-032-1005	20190601693250	1-426-489-248

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 24 day of May, 2019.

Michael Marshall

Susan Marshay

State of Ilinous

) ss

County of COOL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael Marshall and Susan Marshall**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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  $\frac{24}{9}$  day of  $\frac{100}{100}$ , 2019.

Notary Public

Commission expires:

OFFICIAL SEAL LISA J SAUL NOTARY PUBLIC - STATE OF ILLINOIS My Commission Expires Nov. 16, 2020

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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 DOCUMENTING. 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 2<sup>nd</sup> 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.
- Cook County Clerk's Office 5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.