

UNOFFICIAL COPY

Doc#. 1918442113 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/03/2019 01:22 PM Pg: 1 of 3

Dec ID 20190601612679
ST/CO Stamp 1-246-972-000 ST Tax \$200.00 CO Tax \$100.00
City Stamp 0-116-721-760 City Tax: \$2,100.00



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

**FIRST AMERICAN TITLE
FILE # 2571182**

THE GRANTOR(S) Bruce Marcus, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$200,000.00, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to FPACP3 Terrazio, LLC, of the City of Irvine, the County of Orange, California, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: all easements, restrictions and covenants of record, and real estate taxes for the year 2018 2nd installment, 2019 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-22-306-060-1077 Vol. 512

Address(es) of Real Estate: 1935 S. Wabash Avenue, Unit 717, Chicago, IL 60616

Dated this 25th day of June, 20 19

Bruce Marcus
Bruce Marcus

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bruce Marcus personally known to me to be the same person(s) whose name(s) are 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 25th day of June, 20 19.



Dominic Thompson (Notary Public)

Prepared by:
Debra A. Delia
Oliver Close, LLC
124 N. Water Street, Suite 300
Rockford, IL 61107

Mail to:
FPACP3 Terrazio, LLC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612

Name and Address of Taxpayer:
FPACP3 Terrazio, LLC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612

Notary of Cook County Clerk's Office

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Exhibit "A" – Legal Description

DWELLING UNIT 717 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1935 WABASH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT # 1006910027 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office