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THIS DOCUMENT WAS
PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 West Monroe Street, Suite 200
Chicago, IL 60607

Doc# 2035833082 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/23/2020 01:13 PM PG: 1 OF 4

AFTER RECORDING, RETURN TO:

Joseph G. Haffner
Law Office of Joseph G. Haffner
180 N. Stetson, Suite 3500
Two Prudential Plaza
Chicago, IL 60601

WARRANTY DEED

THIS INDENTURE is made as of this 22nd day of December, 2020 by and between **Gus Alexander** ("Grantor"), having a mailing address of 11 Woodview Lane, Inverness, IL 60067 and **Martin Starr** ("Grantee"), having a mailing address of 367 W. Locust Street, Unit 309, Chicago, IL 60610.

WITNESSETH, that Grantor, 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

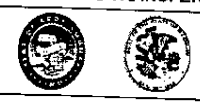
REAL ESTATE TRANSFER TAX 23-Dec-2020



CHICAGO: 5,662.50
CTA: 2,265.00
TOTAL: 7,927.50 *

17-04-436-062-1041 | 20201201694507 | 0-807-755-744

REAL ESTATE TRANSFER TAX 23-Dec-2020



COUNTY: 377.50
ILLINOIS: 755.00
TOTAL: 1,132.50

17-04-436-062-1041 | 20201201694507 | 0-514-760-672

* Total does not include any applicable penalty or interest due

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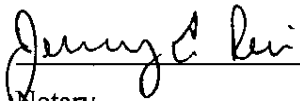
IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 22nd day of December, 2020.


Gus Alexander

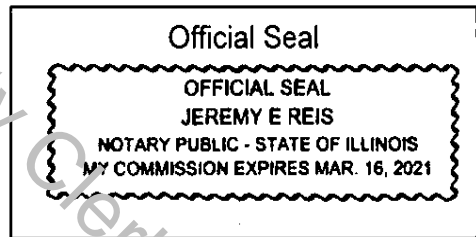
State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in Gus Alexander, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of December, 2020.


Notary

Commission Expires: 3/16/21



Send Subsequent Tax Bills To:
Martin Starr
(Name)
367 W. Locust St. Unit 309
(Address)
Chicago IL 60610
(City, State, Zip)

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EXHIBIT A LEGAL DESCRIPTION

DWELLING UNIT 309 IN THE SL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 23, 24, 25 AND 26 IN BLOCK 8 IN DELAVAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 13,004 SQ.FT. OR 0.30 ACRES MORE OR LESS.

PARCEL 2:

LOT 6 IN BLOCK 28 IN JOHNSTON ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 5,914 SQ.FT. OR 0.13 ACRES MORE OR LESS

PARCEL 3:

LOT 5 IN BLOCK 28 IN JOHNSTON ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 5,467 SQ. FT. OR 0.13 ACRES MORE OR LESS.

WHICH SURVEY IS ATTACHED TO AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2016 AS DOCUMENT NUMBER 1633334030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR THE PURPOSES OF A PORTION OF THE STRUCTURE BUILT ON THE EASEMENT PARCEL AND INGRESS AND EGRESS AS SET FORTH AN EASEMENT AGREEMENT DATED JUNE 20, 2016 AND RECORDED JUNE 20, 2016 AS DOCUMENT 1617245053.

PARCEL 5:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-39 AND STORAGE UNIT SL-309, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

COMMONLY KNOWN AS: DWELLING UNIT 309 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-39 AND STORAGE UNIT SL-309 LOCATED AT 367 W. LOCUST STREET IN THE SL CONDOMINIUM, CHICAGO, ILLINOIS 60610.

TAX PARCEL IDENTIFICATION NUMBER: 1704-436-062-1041

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2020 and subsequent years not yet due and payable.
2. (a) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 1633334030, as amended from time to time.

(b) Provisions, limitations and conditions as imposed by the ""Condominium Property Act"".
- ~~3. Existing unrecorded leases, if any.~~
4. Terms, provisions and conditions relating to the easement described as Parcel 4 contained in the instrument creating such easement.
5. Rights of the adjoining owners to the concurrent use of the easement described as Parcel 4.
6. Terms and provisions contained in the Grant of Easement recorded as Document Number 1616019180.
7. Easement Agreement recorded as Document Number 1617245053.

Property of Cook County Clerk's Office