

# UNOFFICIAL COPY

WARRANTY DEED  
(ILLINOIS)

Doc#: 2129128123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2021 03:56 PM Pg: 1 of 2

Dec ID 20210901689708  
ST/CO Stamp 1-132-640-400 ST Tax \$800.00 CO Tax \$400.00  
City Stamp 1-297-037-456 City Tax: \$8,850.38

THE GRANTOR, 25 East Washington Retail LLC, a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with principal office located in the City of Elmhurst, County of DuPage, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

**Garland Retail, LLC**, a Delaware limited liability company, THE GRANTEE,

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

UNIT 103 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN FRACTIONAL SECTION 10, 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 0614218032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND (2) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AS OF THE DATE HEREOF.

Permanent Real Estate Index Number: 17-10-309-016-1004

Address of Real Estate: 111 North Wabash Avenue, Unit 103, Chicago, IL 60602

Chicago Title

2168A756073L1P

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Dated the 29 day of September, 2021

25 EAST WASHINGTON RETAIL LLC, an Illinois limited liability company

[Signature]  
Joanna Lowry, its Manager

[Signature]  
Nicholas Lowry, its Manager

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COOK            )

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Joanna Lowry and Nicholas Lowry, personally known to me to be the same whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Joanna Lowry and Nicholas Lowry signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 29 day of September, 2021.

{SEAL}

[Signature]  
Notary Public  
My Commission Expires: 10-16-23



This instrument was prepared by Justin C. Strane, Shapiro Strane, LLC, 2502 N. Clark Street, Ste. 236, Chicago, Illinois 60614.

**Mail Recorded Deed To:**

marcus&boxerman  
Attn: William Logan  
20 N. Clark St.  
Ste. 3300  
Chicago, IL 60602

**Mail Subsequent Tax Bills To:**

Garland Retail, LLC  
1 South 37th Summit Ave  
Court A Suite 203  
Oakbrook Terrace, IL 60181

Property of Cook County Clerk's Office