

# UNOFFICIAL COPY

Doc# 2215821101 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2022 12:53 PM Pg: 1 of 4

**This instrument prepared by:**  
Lara M. Kirts, Esq.  
Brown, Udell, Pomerantz & Delrahim, LTD  
225 W Illinois Street, Suite 300  
Chicago, Illinois 60654

Dec ID 20220501610961  
ST/CO Stamp 1-056-940-112 ST Tax \$40.00 CO Tax \$20.00  
City Stamp 2-125-000-592 City Tax: \$420.00

*Stc 14841063 10F1*  
*SB*  
**After Recording Mail to:**  
Teresa Fister  
1211 S. Prairie, Unit 3203  
Chicago, IL 60605

**Send Subsequent Tax Bills to:**  
Teresa Fister  
1211 S. Prairie, Unit 3203  
Chicago, IL 60605

## SPECIAL WARRANTY DEED

THE GRANTOR, GP1 704 LLC, an Illinois limited liability company, having an address of 710 West Oakdale Avenue, Chicago, Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid by the Grantee, GRANTS, SELLS, REMISES, RELEASES AND CONVEYS TO GRANTEE:

**TERESA FISTER**

having an address of 1211 S. Prairie, Unit 3203, Chicago, IL 60605

all of the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof (the "Property") commonly known as:

✓ Garage Unit GU-02 in the One Museum Park East Condominium, 1211 S. Prairie Ave., Chicago, IL 60605 / PIN: 17-22-110-135-1291

Grantor does covenant, promise and agree, to and with the Grantee, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject to the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

### REAL ESTATE TRANSFER TAX

16-May-2022



CHICAGO:	300.00
CTA:	120.00
TOTAL:	420.00 *

### REAL ESTATE TRANSFER TAX

06-Jun-2022



COUNTY:	20.00
ILLINOIS:	40.00
TOTAL:	60.00

17-22-110-135-1291 | 20220501610961 | 2-125-000-592

17-22-110-135-1291 | 20220501610961 | 1-056-940-112

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



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## EXHIBIT A TO DEED

### LEGAL DESCRIPTION

Unit GU-02 in One Museum Park East Condominiums as delineated on the survey of the following described real estate:

Lot 1 in Block 2 Subdivision, being a Resubdivision of Lot 2 in Kiley's Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Which survey is attached to this Declaration of Condominium together with an undivided percentage interest in the common elements

Which survey is attached to the Declaration of Condominium made by GP 1, LLC, an Illinois limited liability company and recorded in the office of the Recorder of deeds of Cook County, Illinois, on April 8, 2008 as Document Number 0809922000, as amended from time to time, together with its undivided percentage interest in the common elements

Garage Unit GU-02 in the One Museum Park East Condominium, 1211 S. Prairie Ave., Chicago, IL 60605 / PIN: 17-22-110-135-1291

Property of Cook County Clerk's Office

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## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

- (1) real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (3) Ordinance recorded as Document Number 91075841
- (4) Agreement recorded as Document Number 91574409
- (5) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements;
- (6) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Property as a garage unit or storage unit, as applicable, in the condominium;
- (7) the Condominium Declaration recorded as document number 0809922000, other project documents, and any amendments and exhibits thereto;
- (8) the provisions of the Illinois Condominium Property Act;
- (9) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and
- (10) liens and other matters as to which the title insurer commits to insure Grantee against loss or damage.

County Clerk's Office