This instrument prepared by:

Lara M. Kirts, Esq.

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Brown, Udell, Pomerantz & Delrahim, LTD

225 W Illinois Street, Suite 300

Chicago, Illinois 60654

After Recording Mail to:

SAC GOSGIOLOS

Teresa Fister 1211 S. Prairie, Unit 3203 Chicago, IL 10/05

Send Subsequent Yex Bills to:

Teresa Fister 1211 S. Prairie, Unit 3203 Chicago, IL 60605 Doc#. 2215821101 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/07/2022 12:53 PM Pg: 1 of 4

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

### 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 3207, 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**") con monly known as:

√ Garage Unit GU-02 in the One Museum Park East Condominium, 1211 S. Pruiri∈ 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 *

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

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

REAL ESTATE TRANSFER TAX			06-Jun-2022
	A	COUNTY:	20,00
2000	(SEL)	ILLINOIS:	40.00
		TOTAL:	60.00

20220501610961 1-056-940-112

17-22-110-135-1291

I	N WITNESS W		e Grantor has caused its name to be signed to these presents
by its	Mananel	this $\frac{77}{2}$ day	y of Man, 2022.
	. J		704 11
•			GP1.54, LLC, an Illinois limited liability company
			By: EDC Management, Inc., an Illinois Corporation
			Its: Manager
.•			By:
	<i>/</i> 0,		Name: Ronald B-Shipka, Jr.
	6		Title: President
	10		
	Q's	ζ.	
	S		
STATE	OF ILLINOIS	Qx-	
		) 35	:
COUNT	TY OF COOK	)	
			0/

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ronald B. Shipka, II, is the President of EDC Management, Inc., an Illinois corporation, the manager of GP1 64? LC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as said President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as President of said company, the manager of the limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this p of MAY

DORA ELYSE BOWSER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 13, 2023

Notary Public

#### 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 Cov. ty, Illinois, Which survey is attached to this Declaration of Condominium together with an undivided percentage interest in the common elements

Which survey is attrached 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 parcentage 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

#### 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) encroaciments, covenants, conditions, restrictions, and agreements of record, certain unrecorded liceuse 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 Lecturation 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.