

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR (NAME AND ADDRESS)

KELLY A. RIZO and AGUSTIN RIZO,
HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY
454 N. Aberdeen Unit 3S, Chicago, Illinois 60642



(The Above Space For R)

Doc#: 1309344053 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2013 12:15 PM Pg: 1 of 3

of the City of Chicago, County of Cook, State of Illinois
for and in consideration of TEN and no/100—DOLLARS,
in hand paid, CONVEYS and WARRANTS to

JUSTIN SMITH
200 S. Clark Street Apt. 1313
Chicago, IL 60605

NAMES AND ADDRESS OF GRANTEE(S)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.)
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject only to
general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and
easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 17-08-247-030-1007
Address of Real Estate: 454 N. Aberdeen Unit 3S, Chicago, Illinois 60642
Street

DATED this 26th day of March, 2013

Kelly A. Rizo (SEAL)
KELLY A. RIZO

Agustin Rizo (SEAL)
AGUSTIN RIZO

State of Illinois
County of Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that KELLY A. RIZO and AGUSTIN RIZO,
HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, personally
known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 26th day of March, 2013.

Commission expires 12/9, 2013

Judith A. Stika
NOTARY PUBLIC

This instrument was prepared by JAMES E. MCMAHON, 1111 South Boulevard, Oak Park, IL 60302
(NAME AND ADDRESS)

UNOFFICIAL COPY**LEGAL DESCRIPTION**

of the premises commonly known as 454 N. Aberdeen Unit 3S, Chicago, Illinois 60642

SEE ATTACHED LEGAL DESCRIPTION

John I. Tatoes
 (Name)
MAIL TO: 321 N. Clark St. Suite 1301
 (Address)
Chicago, IL 60654
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Justin Smith
 (Name)
454 N. Aberdeen Unit 3S
 (Address)
Chicago, IL 60642
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER 04/03/2013



CHICAGO: \$3,056.25
CTA: \$1,222.50
TOTAL: \$4,278.75

17-08-247-030-1007 | 20130301603698 | K49S0K

REAL ESTATE TRANSFER 04/03/2013



COOK \$203.75
ILLINOIS: \$407.50
TOTAL: \$611.25

17-08-247-030-1007 | 20130301603698 | U999ZV

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A POLICY ISSUING AGENT OF
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 1302-51583

SCHEDULE A (continued)

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3S IN THE ABERDEEN OF RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8 AND 91N BLOCK 10 IN SUBDIVISION OF BLOCKS 9, 10, 24 TO 27, 40 TO 42 AND THE SOUTHWEST PART OF 43 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0505345141; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND STORAGE SPACE S-2 AND BALCONY AND ROOF DECK AS TO UNIT 3S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-08-247-030-1007

COMMONLY KNOWN AS: 454 N. Aberdeen Unit 3S, Chicago, IL. 60642