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Doc#: 1317642094 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2013 02:08 PM Pg: 1 of 4

WARRANTY DEED

The Grantor, TONI M. JONES,
for and in consideration of TEN AND
NO/100 DOLLARS (\$10.00), and
other good and valuable consideration
in hand paid, CONVEYS AND
WARRANTS to JAKE NICKELL and
SHONDI NICKELL, ^{AS JOINT TENANTS WITH A} the following ^{RIGHT OF SURVIVORSHIP}
described real estate situated in the
County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AS EXHIBIT A

Permanent index number: 17-21-210-143-1483

Commonly known as: 1530 South State Street, Parking Space Number 140,
Chicago, IL 60605


Subject only to: general real estate taxes not yet 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 Real Estate, and
acts done or suffered through or by purchaser.

Grantor hereby releases and waives all rights under and by virtue of all Homestead
Exemption Laws of the State of Illinois.



PREPARED BY: Jonathan S. Chapman, Esq. 400 West 76 th Street Suit 216 Chicago, IL 60620	AFTER RECORDING SEND TO: <u>JAY COLLINS, Esq.</u> <u>COLLINS & BURTON LTD</u> <u>1300 W. BELMONT, STE. 113</u> <u>CHICAGO, IL 60657</u>	SEND SUBSEQUENT TAX BILLS TO: Jake and Shondi Nickell 1530 South State Street Unit 1025 Chicago, IL 60605
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[Signature Page Immediately Follows]

REAL ESTATE TRANSFER	06/06/2013
 CHICAGO:	\$262.50
CTA:	\$105.00
TOTAL:	\$367.50

17-21-210-143-1483 | 20130601601475 | H1ZE15

REAL ESTATE TRANSFER	06/06/2013
  COOK:	\$17.50
ILLINOIS:	\$35.00
TOTAL:	\$52.50

17-21-210-143-1483 | 20130601601475 | EX27YD

ALGE, INC.

130267200062

1/4

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Dated this 16th day of November, 2007

Toni M. Jones
TONI M. JONES

State of Illinois, County of Cook

I, the undersigned Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT TONI M. JONES personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of November, 2007.



J. Ali Jackson
NOTARY PUBLIC

Commission expires: 2/9/11

Cook County Clerk's Office

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Jonathan S. Chapman, Esquire
 9415 South Western Avenue, Ste B, Chicago, IL 60620
 (312)404-9581, Fax (773)751-2084
 Authorized Agent For: Lawyers Title Insurance Corporation

SCHEDULE A-1: PROPERTY DESCRIPTION

Commitment Number: 281456JSC

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 140, IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED April 20, 2001 AND RECORDED April 20, 2001 AS DOCUMENT 0010326427.

FOR INFORMATION ONLY: 17-21-210-143-1483
~~1530 STATE STREET UNIT 17L, CHICAGO IL 60605~~

PLEASE NOTE: THE PROPERTY ADDRESS AND ZIP CODE ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT INSURED.

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**AFFIDAVIT FOR CERTIFICATION of
DOCUMENT COPY
(55 ILCS 5/3-5013)**

STATE OF ILLINOIS }
 }
 } ss.
COOK COUNTY }

I, (print name) MICHAEL R. PIECZONKA, being duly sworn, state that I have access to the copies of the attached document(s) (state type(s) of document(s)) Warranty Deed, as executed by (name(s) of party(ies)) TONI M. JONES, as grantor, to Jake Nickell and Shondi Nickell, as joint tenants with a right of survivorship, as grantees, dated November 16th, 2007.

My relationship to the document is attorney to Jake nickel and Shondi Nickell.

I state under oath that the original of this document is lost, or not in possession of the party needing to record the same. To the best of my knowledge the original document was not intentionally destroyed or in any manner disposed of for the purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the foregoing statements are true.

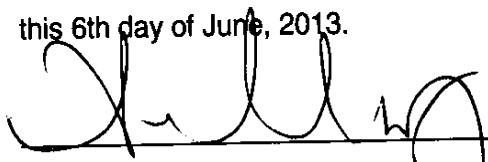


Signature

6/6/13

Date

Subscribed and sworn to before me
this 6th day of June, 2013.



Notary Public

OFFICIAL SEAL
ANIA M WYGOCKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/19/15

SEAL