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WARRANTY DEED Statutory (Illinois) (individual to individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Sarah J. Kooperman f/k/a Sarah J. Kaufman, married to Ian Kooperman
849 N. Franklin Street
Chicago, Illinois 60610



Doc#: 1323204181 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 10:30 AM Pg: 1 of 3

Above Space for recorder's use only

of the City of Chicago, County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYS and WARRANTS to:

Katherine Getz
1306 W. Moss Ave., Peoria, IL 61606

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

See Exhibit A attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois *TO HAVE AND TO HOLD said premises forever. SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 17-04-445-017-1099

Address of Real Estate: 849 N. Franklin St., Unit 804, Chicago, IL 60610

Dated this 1st day of August, 2013

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Sarah Kooperman (SEAL)
Sarah J. Kooperman f/k/a Sarah J. Kaufman
Ian Kooperman (SEAL)
Ian Kooperman
(for the sole purpose of waiving homestead)

S Y
P B
S N
SC 1
INT 1

Box 334

EP

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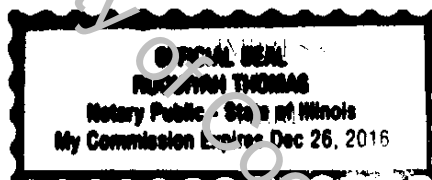
STATE OF ILLINOIS)
)SS.:
 COUNTY OF COOK)

I, Buguiyah Thomas the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sarah J. Kooperman f/k/a Sarah J. Kaufman and Ian Kooperman, 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 a 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 2 day of August, 2013

My commission expires on December 26, 2013

Buguiyah Thomas
 NOTARY PUBLIC



This instrument was prepared by: Deborah Ashen, Ltd., 217 N. Jefferson St., #601, Chicago, IL 60661

MAIL TO:


Katherine Getz
 (Name)
849 N. Franklin #804
 (Address)
Chicago IL 60610
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Katherine Getz
 (Name)
849 N. Franklin #804
 (Address)
Chicago IL 60610
 (City, State and Zip)


OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER 08/06/2013

		COOK	\$231.50
		ILLINOIS:	\$463.00
		TOTAL:	\$694.50

17-04-445-017-1099 | 20130801600976 | 66G2H9

REAL ESTATE TRANSFER 08/06/2013

	CHICAGO:	\$3,472.50
	CTA:	\$1,389.00
	TOTAL:	\$4,861.50

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CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)**

ORDER NO.: 1412 WSA845025 LP1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**PARCEL 1:**

UNIT NUMBER 804 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, 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 0613910107, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 7, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.