



Doc#: 1323441064 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2013 10:35 AM Pg: 1 of 2

51201146-13491 1/3
WARRANTY DEED

WHEN RECORDED, MAIL TO:
Jonathan M. Aven, Esq.
180 N. Michigan Avenue, Suite 2015
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Adam Peters
4045 N. Damen, Unit 3
Chicago, Illinois 60618

GRANTORS, Andrew Krauss and Amy M. Herron n/k/a Amy M. Krauss, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to the **GRANTEE, Adam Peters**, Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index No.: 14-18-418-044-1003.

Property Address: 4045 N. Damen ^{ONE} Unit 3, Chicago, Illinois 60618. and G-1 and S-3

Subject to the following, if any: (1) General real estate taxes for the year 2012-2nd installment and subsequent years; (2) private, public and utility easements of record, if any; (3) covenants, conditions and restrictions of record, if any, provided, however, that none of the forgoing prevent the use of the property as a single family condominium residence; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 2 Day of July, 2013.

DATED this 2 Day of July, 2013.

Andrew Krauss

Amy M. Herron n/k/a Amy M. Krauss

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-889-4050

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ANDREW KRAUSS and AMY M. HERRON n/k/a AMY M. KRAUSS, 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.

Given under my hand and notary seal, this 2nd Day of July, 2013.

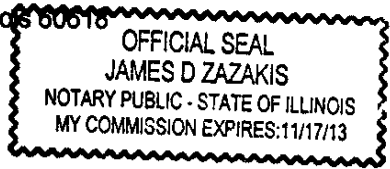
My commission expires 11/17/13

Notary Public

S Y
P 2
S N
SC Y
INT AS

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

REAL ESTATE TRANSFER	07/25/2013
CHICAGO:	\$2,992.50
CTA:	\$1,197.00
TOTAL:	\$4,189.50



UNOFFICIAL COPY

W.F.A. Commitment to Clarity

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

PARCEL 1:

UNIT 3 IN THE 4045 NORTH DAMEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 23 IN BLOCK 6 IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020327796, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKED SPACE G-1 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE CONDOMINIUM RECORDED AS DOCUMENT 0020327796.

REAL ESTATE TRANSFER		07/31/2013
	COOK	\$199.50
	ILLINOIS:	\$399.00
	TOTAL:	\$598.50
14-18-418-044-1003 20130701604547 Q0UCRG		

Property of Cook County Clerk's Office