

1 of 3

# UNOFFICIAL COPY

After recording mail to:

Ryan J Casey  
1152 W. Fulton Market #3A  
Chicago, IL 60607



Doc#: 1401554012 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2014 10:40 AM Pg: 1 of 3

Send subsequent tax bills to:

Ryan J Casey  
1152 W. Fulton Market #3A  
Chicago, IL 60607

## WARRANTY DEED

THE GRANTOR, Reggie Thurston, of Chicago, Cook County, Illinois, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ryan and Mckinze Casey of Chicago, Cook County, Illinois, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

717-6820-0289 UK  
NATC-13-13  
NORTH AMERICAN  
TITLE CO.

LEGAL DESCRIPTION  
ATTACHED HERETO AS EXHIBIT 'A'

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 17-08-408-013-1034

17-08-408-013-1007

Address of Real Estate: 1152 W. Fulton Street, Unit 3A, Chicago, Illinois 60607

Market

# UNOFFICIAL COPY

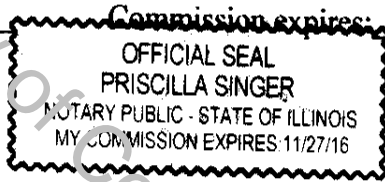
DATED this 4<sup>th</sup> day of December, 2013.

  
 \_\_\_\_\_  
**Reggie Thurston**

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 Reggie Thurston, 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.



Given under my hand and official seal, this 12<sup>th</sup> day of December, 2013.

  
 \_\_\_\_\_  
 Notary Public




***This instrument prepared by:***

Gregg A. Garofalo, Esq.  
 GAROFALO LAW GROUP  
 161 N. Clark Street, Suite 4700  
 Chicago, Illinois 60601

REAL ESTATE TRANSFER	12/31/2013
	COOK \$230.00
	ILLINOIS: \$460.00
	<b>TOTAL: \$690.00</b>

17-08-408-013-1007 | 20131201601882 | 3PQYC6

REAL ESTATE TRANSFER	12/31/2013
	CHICAGO: \$3,450.00
	CTA: \$1,380.00
	<b>TOTAL: \$4,830.00</b>

17-08-408-013-1007 | 20131201601882 | 7KFFDF

# UNOFFICIAL COPY

## EXHIBIT A

UNIT NUMBER 3A AND P17 IN THE 1150 W. FULTON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 23, 24, 25 AND 26 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 021166414 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office