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1410533096

Doc#: 1410533096 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2014 11:27 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTORS, DeAndre James, a single man, and Karen Fisher, a single woman, as joint tenants, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Brandon Gardner, an unmarried man, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2013 2nd installment and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-07-100-040-1001

Address of Real Estate: 2309 W. Chicago Ave. Unit #1, Chicago, IL 60622

The date of this deed of conveyance is March 27, 2014.

DeAndre James

Karen Fisher

State of Michigan, County of Marquette ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DeAndre James and Karen Fisher, 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 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)
(My Commission Expires 2-12-2020)

Given under my hand and official seal

Notary Public

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Page 1

BOX 334 C11

1 of 2

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LEGAL DESCRIPTION

For the premises commonly known as 2309 W. Chicago Ave. Unit #1, Chicago, IL 60622

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 04/04/2014



CHICAGO:	\$2,310.00
CTA:	\$924.00
TOTAL:	\$3,234.00

17-07-100-040-1001 | 20140401600056 | HBT430

REAL ESTATE TRANSFER 04/04/2014




COOK	\$154.00
ILLINOIS:	\$318.00
TOTAL:	\$462.00

17-07-100-040-1001 | 20140401600056 | MKRCGW

This instrument was prepared by: Ivan Puljic Gaines & Puljic, Ltd 10 S. LaSalle Chicago, IL, 60603	Send subsequent tax bills to: <i>Brandon Gardner</i> <i>2309 W. Chicago Ave.</i> <i>Unit #1</i> <i>Chicago, IL</i> <i>60622</i>	Recorder-mail recorded document to: <i>Angelo Angelakos</i> <i>3054 Fairhaven Lane</i> <i>Suite 100</i> <i>LITTL, IL 60156</i>
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STREET ADDRESS: 2309 W. CHICAGO AVENUE

APT 1

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-07-100-040-1001

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2309-1 IN THE 2309 WEST CHICAGO CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 1/2 OF LOT 4 AND LOT 5 (EXCEPT THE WEST 5.50 FEET THEREOF) IN E. MANCHESTER NICHOLAS' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 (EXCEPT THE SOUTH 29.5 FEET THEREOF) IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 23, 2003 AS DOCUMENT 0030109748, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030109748.

Property of Cook County Clerk's Office