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Doc#: 1411949047 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2014 02:36 PM Pg: 1 of 2

GREATER METROPOLITAN TITLE, LLC
2340 S. ARLINGTON HTS RD, SUITE 203
ARLINGTON HTS., IL 60005

FILE# ~~GMT 14-0200~~

WARRANTY DEED ILLINOIS STATUTORY

Sole Tenancy

THE GRANTOR, RYAN P. LINSNER, single and never been married of Chicago, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to ANDREW SCHMIT, as *Sole Tenancy*, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 205 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE WESTERLY 232.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 40 THE WESTERLY 306.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 41, ALL OF LOT 42 ALL IN BLOCK 64 IN NORWOOD PARK, A SUBDIVISION OF THAT PART OF NORWOOD PARK, LYING NORTH AND EAST OF NORWOOD AVENUE, BEING ALL IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 30 ACRES IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ NORTH OF RAND ROAD) AND PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOTS 5 AND 6 WHICH LIES NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 5; SAID POINT BEING 67.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF LOT 5, TO A POINT IN THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING 65.0 FEET SOUTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 6, MEASURED ALONG THE SOUTHERLY LINE OF LOT 6, IN H.P. KELDER'S RESUBDIVISION OF LOTS 12 TO 17 INCLUSIVE IN BLOCK 64 IN NORWOOD PARK, A SUBDIVISION IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1968 AND KNOWN AS TRUST NUMBER 8484 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22052942, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2013 and subsequent years; building lines and zoning and building laws and ordinances, and covenant and restrictions of record as to use and occupancy, as long as the same are not presently violated and will not be violated at the time of closing, neither forfeiture nor reversion is provided for upon breach, and do not interfere with Purchaser's use, occupancy and enjoyment of the Property as a single family residence; public and utility easements, as long as the same do not underlie the improvements to the Property; the first mortgage lien recorded with the warranty deed; and acts done or suffered by or through the Purchaser.

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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 as *Sole Tenancy* forever.

Permanent Real Estate Index Number(s): 13-06-110-050-1018

Address(es) of Real Estate: 6221 N. Niagara Avenue, Unit 205, Chicago, Illinois 60631

Dated this 2nd day of April, 20 14.

Ryan Linsner by Nicholas J. Lagattuta as attorney in fact
 NICHOLAS J. LAGATTUTA, as Attorney-in-Fact
 for RYAN P. LINSNER.

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT *Nicholas J. Lagattuta, as Attorney-in-Fact for Ryan P. Linsner*, 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 2d day of April, 20 14.



Karen Burns (Notary Public)

Prepared by:
 Lagattuta DeGrazia & Oefelein, P.C.
 1515 Woodfield Rd.
 Suite 880
 Schaumburg, Illinois 60173

Mail To:
 Meghan E. White
 Schenk Annes Tepper Campbell, Ltd.
 311 S. Wacker Drive Ste.2500
 Chicago, Illinois 60606

Name and Address of Taxpayer:
 Andrew Schmit
 6221 N. Niagara Avenue
 Unit 205
 Chicago, Illinois 60631

REAL ESTATE TRANSFER	04/22/2014
CHICAGO:	\$881.25
CTA:	\$352.50
TOTAL:	\$1,233.75

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REAL ESTATE TRANSFER	04/22/2014
COOK	\$58.75
ILLINOIS:	\$117.50
TOTAL:	\$176.25

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