

212

SPECIAL WARRANTY DEED



Doc#: 1421110030 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2014 10:20 AM Pg: 1 of 3

THE GRANTOR, Jennifer Rabin, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Rachel E. Canfora, an unmarried woman, the following

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

See Exhibit A attached hereto and made a part hereof.

Subject to: General taxes for 2013 (second installment) and subsequent years; private, public and utility easements; covenants, conditions and restrictions of record.

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

Permanent Real Estate Index Number: 17-04-207-087-1594 Vol. 0498

Address of Real Estate: 1555 N. Sandburg, Unit 314, Chicago, Illinois 60610

TO HAVE AND TO HOLD the subject Real Estate unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the exceptions stated above, Grantor, for herself, and her successors, does hereby covenant, promise and agree to WARRANT AND FOREVER DEFEND the title to the subject Real Estate against every person whatsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

DATED this 16th day of June, 2014

Jennifer Rabin
Jennifer Rabin

Daniel Schneider

Daniel Schneider, husband of Jennifer Rabin
for purposes of waiving homestead rights

Handwritten notations and stamps on the right side of the page, including a vertical list of initials and a circular stamp.

REAL ESTATE TRANSFER TAX		19-Jun-2014
	CHICAGO:	1,785.00
	CTA:	714.00
	TOTAL:	2,499.00

17-04-207-087-1594 | 20140601600291 | 1-280-900-864

REAL ESTATE TRANSFER TAX		19-Jun-2014
	COUNTY:	119.00
	ILLINOIS:	238.00
	TOTAL:	357.00

17-04-207-087-1594 | 20140601600291 | 0-189-169-408


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Rabin and Daniel Schneider, 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 official seal, the 16th day of June, 2014.





Notary Public

This instrument was prepared by Michael M. Caron, Esq., Lyon & Caron LLP,
790 Estate Drive, Suite 180, Deerfield, IL 60015

Mail to:

Mark R. Donatelli
Donatelli & Coules, Ltd.
15 Salt Creek, Suite 312
Hinsdale, IL 60521

Send subsequent tax bills to:

c/o Rachel E. Canfora
1555 N. Sandburg, #314
Chicago, IL 60610

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 314K IN CARL SANDBURG VILLAGE CONDOMINIUM NO. 7 AS DELINEATED ON A SURVEY OF LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 30.00 FEET THEREOF); LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF); LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25382749 AND REGISTERED AS DOCUMENT NO. LR3179558 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Note: For informational purposes only, the land is known as:

1555 North Sandburg Terrace,, Unit 314
Chicago, IL 60610

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