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WARRANTY DEED



Doc#: 1424734018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 10:14 AM Pg: 1 of 3

GRANTOR, SEBASTIAN MIKLOWICZ, a married man, presently residing in Elmhurst, DuPage County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NATHAN R. COOPER, an unmarried man, presently residing in Highland Park, Lake County, Illinois, the following described Real Estate situated in DuPage County, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

* 150 PINE POINT DR.
HIGHLAND PARK, IL 60035

PIN: 17-04-445-017-1219

PROPERTY ADDRESS: 849 N. FRANKLIN STREET, APT. 1404, CHICAGO, ILLINOIS 60610

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements and building lines. (4) Governmental taxes or assessments for improvements not yet completed.

This property is not subject to the Homestead Exemption Laws of the State of Illinois with regard to the Grantor or his Spouse.

TO HAVE AND TO HOLD said real estate forever.

DATED this 26th day of August, 2014.

Sebastian Miklowicz

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sebastian Miklowicz, 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 said instrument in the capacity of 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 26th day of August, 2014


Notary Public

Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue, Road, Suite 200, Des Plaines, IL 60018; Ph.: (847) 297-9977

Return to:

Nathan R. Cooper
150 Pine Point Drive
Highland Park, IL 60035

Send Subsequent Tax Bill To:

Nathan R. Cooper
150 Pine Point Drive
Highland Park, IL 60035

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1404 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613910107, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.


PARCEL 2:



THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 81, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

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Address commonly known as:
849 N Franklin St, Unit 1404
Chicago, IL 60610

PIN#: 17-04-445-017-1219

REAL ESTATE TRANSFER TAX		29-Aug-2014
	CHICAGO:	3,750.00
	CTA:	1,500.00
	TOTAL:	5,250.00
17-04-445-017-1219 20140801624401		1-912-600-704

REAL ESTATE TRANSFER TAX		03-Sep-2014
 	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
17-04-445-017-1219 20140801624401		0-146-506-880

Property of Cook County Clerk's Office