

SA377730 2013
KLN

**Warranty Deed
Joint Tenancy
Statutory (Illinois)**



Doc#: 1429410010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2014 09:24 AM Pg: 1 of 3

The GRANTOR (S),
KELLY M. STROHM, a married woman and
PHILIP W. STEWART, a married man,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars, in hand paid,
CONVEY and WARRANT to

BRIAN SCHROEDER, a single man and **E. GERRY SCHROEDER**, a married man,

not as TENANTS IN COMMON but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all interest in the
following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD said premises not as tenants in common but as Joint Tenants forever.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS.

SUBJECT TO: General real estate taxes for 2014 and thereafter

Permanent Real Estate Index Number(s): 17-10-122-025-1378

Address(es) of Real Estate: 535 N. Michigan Ave., Unit 2709
Chicago, Illinois 60611

S ✓
P 3
S N
SC ✓
INT 10

Dated this 19th day of September, 2014.

KELLY M. STROHM

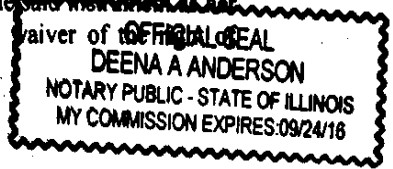
PHILIP W. STEWART

CTT
Bex CT
324

UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KELLY M. STROHM**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



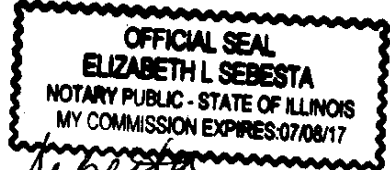
Given under my hand and seal, this 19th day of September, 2014.

Commission expires: 9/24/16

Deena A. Anderson
Notary Public

State of Illinois)
) ss.
County of Cook)
 McHenry

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PHILIP W. STEWART**, personally known to me to be the 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 seal, this 12th day of September, 2014.

Commission expires: 7/8/2017

Elizabeth L. Sebesta
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C, 2329 W. Chicago Ave., Chicago, Illinois 60622

| REAL ESTATE TRANSFER TAX | | 24-Sep-2014 |
|--------------------------|----------|-------------|
| | CHICAGO: | 1,530.00 |
| | CTA: | 612.00 |
| | TOTAL: | 2,142.00 |

17-10-122-025-1378 | 20140901631160 | 1-437-906-048

| REAL ESTATE TRANSFER TAX | | 24-Sep-2014 |
|--------------------------|-----------|-------------|
| | COUNTY: | 102.00 |
| | ILLINOIS: | 204.00 |
| | TOTAL: | 306.00 |

17-10-122-025-1378 | 20140901631160 | 1-456-419-968

Mail to:

Paul J. Kulas, Esq.
2329 W. Chicago Ave.
Chicago, Illinois 60622

Send subsequent tax bills to:

Brian Schroeder
535 N. Michigan Ave., Unit 2709
Chicago, Illinois 60611

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LEGAL DESCRIPTION

Parcel 'A': Unit Number 2709 in 535 Michigan Avenue Condominium as delineated on the Survey of a portion of the following property (collectively referred to as 'Parcel'):

Parcel 1: Lot 7 in Assessor's Division of the South 1/2 and the East 100 feet of the North 1/2 of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 8 and 9 in Assessor's Division of the South 1/2 and the East 100 feet of the North 1/2 of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Lot 7 in W. L. Newberry's Subdivision of the North 118 of the West 200 feet of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: The triangular shaped part of the East and West Public Alley lying West of and adjoining the East line of Lot 7, extended South, to its intersection with the South line of Lot 7, extended East, in said Newberry's Subdivision, being that portion of said Alley vacated by Ordinance passed October 11, 1961 and recorded November 1, 1961 as Document 18318484, all in Cook County, Illinois; which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 25290225 and filed as Document No. LR 3137574, together with its undivided percentage interest in the common elements, as defined and set forth in the Declaration of Condominium, all in Cook County, Illinois.

Parcel 'B': Easement for the benefit of Parcel 'A' for ingress and egress and support as created by the Declaration of Easements, Covenants and Restrictions dated December 15, 1979 and recorded December 28, 1979 as Document 25298696 and filed as Document No. LR 3138565.

P.I.N. 17-10-122-025-1378

**Commonly known as: 535 N. Michigan Ave., Unit 2709
Chicago, IL 60611**