

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY**



Doc#: 1433919142 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/05/2014 02:43 PM Pg: 1 of 3

THE GRANTOR(S), John B. Lynch, as Trustee of the John B. Lynch Trust Agreement dated May 1, 2008 of 2122 West Potomac Ave. Unit 2, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to the Ann Perdle on, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any, and general real estate taxes not yet due and payable at the time of Closing.

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



Permanent Real Estate Index Numbers: 17-06-120-052-1002

Address of Real Estate: 2122 West Potomac, Unit 2, Chicago, IL 60622


Dated this 12<sup>th</sup> day of November, 2014

FIDELITY NATIONAL TITLE

52023134  
172

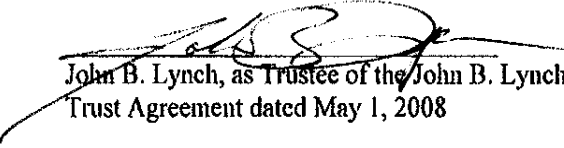
REAL ESTATE TRANSFER TAX		04-Dec-2014
	COUNTY:	272.50
	ILLINOIS:	545.00
	TOTAL:	817.50

17-06-120-052-1002 | 20141201649535 | 0-395-604-608

REAL ESTATE TRANSFER TAX		04-Dec-2014
	CHICAGO:	4,087.50
	CTA:	1,635.00
	TOTAL:	5,722.50

17-06-120-052-1002 | 20141201649535 | 1-688-187-520

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John B. Lynch, as Trustee of the John B. Lynch  
Trust Agreement dated May 1, 2008

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John B. Lynch, 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 14<sup>th</sup> day of  
November, 2014

 (Notary Public)



**Prepared By:** Thomas J. Scannell  
9901 South Western Avenue  
Chicago, Illinois 60643

**Mail To:**

Aaron S. Minkus  
Lattas, Felton & Minkus, LLC  
2220 W. North Avenue  
Chicago, IL 60647

**Name & Address of Taxpayer:**

Ann Pendleton  
2122 West Potomac, Unit 2  
Chicago, IL 60622

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## EXHIBIT A

### PARCEL 1:

UNIT NO. 2 IN THE 2122 W. POTOMAC CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN BLOCK 1 IN SUBDIVISION OF LOT 13 IN WEST OF HOYNE STREET IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS OF THE NORTH EAST  $\frac{1}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97799850, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97799850.

Property of Cook County Clerk's Office