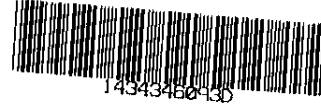


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8042264
WARRANTY DEED



Doc#: 1434346093 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2014 03:49 PM Pg: 1 of 2

THE GRANTOR

(The space above for Recorder's use only)

CURTIS JAMES COOPMANS, a single person, never married, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **BETSY S. RULEY**, all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 1560 Sandburg Terrace, Unit 1502J, Chicago, IL 60610, legally described as:

a married woman

UNIT NO. 1502J IN CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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 NORTHEAST 1/4 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" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25382049 AND FILED AS DOCUMENT LR 3179558, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for 2014 and subsequent years; the Declaration of Condominium and By-Laws; provided that none of the foregoing interfere with Buyer's use and enjoyment of the property as a residential condominium.

Permanent Index Number: 17-04-207-087-1052

Address of Real Estate: 1560 Sandburg Terrace, Unit 1502J, Chicago, IL 60610

X *Curtis James Coopmans*
CURTIS JAMES COOPMANS

USI

STATE OF ILLINOIS)

)ss.

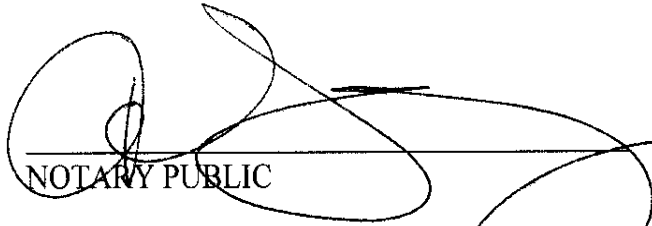
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Curtis James Coopmans personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he

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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 1st day of December, 2014.



 NOTARY PUBLIC



This instrument was prepared by: Arthur J. Murphy, Murphy & Smith, Ltd., 53 W. Jackson Boulevard, Suite 628, Chicago, Illinois 60604

MAIL TO:

Law Office of Barbara M. Demos, P.C.
 Attorney at Law
 4746 N. Milwaukee Avenue
 Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:

BETSY S. RUBLEY
1560 N. SANDBURG UNIT 1512
CHICAGO, IL 60604

REAL ESTATE TRANSFER TAX 03-Dec-2014

COUNTY:	153.50
ILLINOIS:	307.00
TOTAL:	460.50

17-04-207-087-1052 | 20141101647951 | 1-058-271-872

REAL ESTATE TRANSFER TAX 03-Dec-2014

CHICAGO:	2,302.50
CTA:	921.00
TOTAL:	3,223.50

17-04-207-087-1052 | 20141101647951 | 1-863-578-240