## **UNOFFICIAL COPY**

**WARRANTY DEED** 

ILLINOIS

STATUTORY

Doc#: 1434350039 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough Cook County Recorder of Deeds

Date: 12/09/2014 08:30 AM Pg: 1 of 4

Return to. PROPER TITLE, LLC 400 Skokle Blvd Ste. 380 Northbrook, IL 6/062 LUFZ PT19-02795

THE GRANTOR, Lisa C. Lipton, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Nicholas Eaker. a single person, all interest in the following described Real Estate situate the County of COOK, in the State of Illinois, to wit:

### PARED 1:

UNIT 302 AND PARKING SPACE UNIT G-9 IN 1429 NORTH WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: LOT 2 (EXCEPT THE EAST 172 FEET THEREOF), LOT 3 AND LOT 5 (EXCEPT THE SOUTH 25 FEET OF THE WEST 100 FEET THEREOF) IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117, IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THE NORTH 1/2 OF LOT 13 JEXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101,102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'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 "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AND OVER AND UPON THE NORTH 4.5 FEET OF THE SOUTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94 99, 100, 101, 102 AND PARTS OF LOT 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERID'AN, IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS A S CREATED BY EASEMENT AGREEMENT RECORDED JUNE 6, 1979 AS DOCUMENT NUMBER 24990781, FILE JUNE 6, 1979 AS DOCUMENT NUMBER LR3095867, AND AMENDED BY AGREEMENT RECORDED JULY 15, 1999 AS DOCUMENT NUMBER 99679305.



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### 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.

Permanent Index Number(s):

17-04-205-068-1007

Address(es) of Real Estate:

1429 North Wells, Unit 302, Chicago, IL 60610-2559

Permanent Index Number(s):

17-04-205-068-1040

Parking Space Unit:

G-9

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of l'irrois. To have and to hold said premises forever.

November , 2014

Lisa C. Lipton, individually

STATE OF....

COUNTY OF LOLL

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lisa C. Lipton, 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 she signed, 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, if any.

Given under my hand and official seal on November 19, 2014.

OFFICIAL SEAL
TAIMMY L BRYAN
NOTALY FUELIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/09/18

Notary Public Tammy

Prepared By:

Jennifer LaMell Goldstone, Esq. Shaw Fishman Glantz & Towbin, LLC 312 North Clark St., Suite 800 Chicago IL. 60654

Laura L. Clukey, Esq. 23861 Greenfield Drive Plainfield, IL 60585

-After Recording Mail to:

Send Tax Bills To:

Nicholas Baker 1429 North Wells, Unit 302 Chicago, IL 60610

{11064-001 CLO A0390145.DOC}

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1,620.00

5,670.00

# REAL ESTATE TRANSFER TAX

CHICAGO:

02-Dec-2014

DOOD (

4,050.00

CTA:

TOTAL

1-617-916-544

17-04-205-068-1007 | 20141101646140

# 02-Dec-2014O 270.00 540.00 810.00

# REAL ESTATE TRANSFER TAX

COUNTY:

M.LINOIS: **TOTAL**: 0-578-253-440

17-04-205-068-1007 | 20141101646140 |