

13/18 CTWNW 2052 SHAK



Chicago Title Insurance Company



1500804048

Doc#: 1500804048 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/08/2015 01:27 PM Pg: 1 of 2

WARRANTY DEED

Property of Cook County Clerk's Office

THE GRANTOR, Jonathan B. Sendor, a single man, of 7900 E. Dartmouth Avenue, Unit 60, County of Denver, State of Colorado, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to Luke Thumm and Dana Thumm, husband and wife, 1241 N. Paulina Street, Unit 1S, Chicago, IL 60622, of the County of Cook, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

& C. Nicholson

UNIT NUMBER 2052 IN THE VICTORIAN GARDENS TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2 AND 3 AND PRIVATE ALLEY NORTH AND ADJOINING LOT 1 IN THE RESUBDIVISION OF LOTS 25, 26, 27 AND 28 IN BLOCK 1 IN D. S. LEE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 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 'A' TO DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 1989 AS DOCUMENT 89140402, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-06-105-032-1002

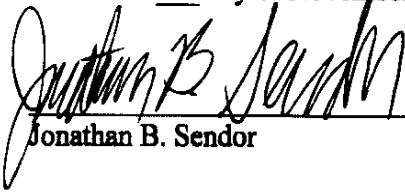
Address(es) of Real Estate: 2052 W. Pierce Avenue, Chicago, IL 60622

S Y  
P 2  
S N  
SC Y  
INT AB

BOX 333-CP

# UNOFFICIAL COPY

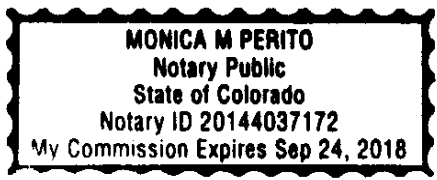
Dated this 21 day of November, 2014.

  
Jonathan B. Sendor

STATE OF Colorado )  
 )  
COUNTY OF Arapahoe ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathan B. Sendor, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 21 day of November, 2014.





 (Notary Public)

**Prepared By:** Harry J. Fournier, Esq.  
Fournier Law Firm, Ltd.  
2001 Midwest Road, Suite 206  
Oak Brook, IL 60523

**Mail To:**  
Ryan P. Farrell, Esq.  
Zukowski Rogers Flood & McArdle  
50 Virginia Street  
Crystal Lake, IL 60014

REAL ESTATE TRANSFER TAX		29-Dec-2014
	CHICAGO:	3,975.00
	CTA:	1,590.00
	<b>TOTAL:</b>	<b>5,565.00</b>
17-06-105-032-1002   20141101646363   0-238-066-304		

**Name & Address of Taxpayer:**  
Luke A. Thumm  
2052 W. Pierce Avenue  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		29-Dec-2014
	COUNTY:	265.00
	ILLINOIS:	530.00
	<b>TOTAL:</b>	<b>795.00</b>
17-06-105-032-1002   20141101646363   1-311-808-128		