

UNOFFICIAL COPY



15-0309 (M)

Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)

Doc#: 1508534006 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2015 08:38 AM Pg: 1 of 2

THE GRANTOR(S)

Above Space for Recorder's use only

WALTON BUILDERS, INC., an Illinois Corporation

created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

SHAWN BUCHANAN, 1903 WEST ADDISON STREET, UNIT 1, CHICAGO, ILLINOIS 60613

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1 IN RACE CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 52 IN THE SUBDIVISION OF BLOCK 23, IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1426545010; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 1 AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO:\* General taxes for 2014 and subsequent years.

Permanent Index Number (PIN): 17-07-122-009-0000 (affects underlying land)

Address(es) of Real Estate: 2237 WEST RACE AVENUE, UNIT 1, CHICAGO, ILLINOIS 60612

CCRD REVIEWER

*RJ*

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SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2014 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, Thomas McNamara this 18<sup>th</sup> day of March, 2015.

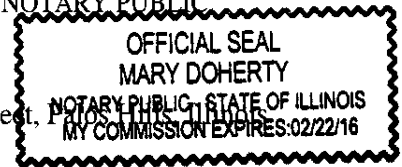
By *Thomas McNamara*  
Thomas McNamara, President  
Walton Builders, Inc.

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas McNamara personally known to me to be President of the corporation and 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 severally acknowledged that as such President he signed as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of March, 2015.

Commission expires: 02-22-2016

*Mary Doherty*  
NOTARY PUBLIC



This instrument was prepared by: Patrick J. Doherty, 7826 West 103rd Street, 60465



MAIL TO:  
*Shawn Buchanan*  
*2237 W. Race #1*  
*Chicago IL 60612*

SEND SUBSEQUENT TAX BILLS TO:  
SHAWN M. BUCHANAN  
2237 W. RACE AVENUE, UNIT 1  
CHICAGO, IL 60612

OR	REAL ESTATE TRANSFER TAX	25-Mar-2015
	 CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00

Recorder's Office Box No. \_\_\_\_\_

17-07-122-009-0000 | 20150301670578 | 0-684-796-288

REAL ESTATE TRANSFER TAX	25-Mar-2015
 COUNTY:	225.00
 ILLINOIS:	450.00
TOTAL:	675.00

17-07-122-009-0000 | 20150301670578 | 2-074-487-168