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PREPARED BY:
Joseph A. La Zara
7246 W. Touhy
Chicago, IL 60631



Doc#: 1509141009 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2015 11:32 AM Pg: 1 of 2

MAIL TAX BILL TO:
Michael G. Cooper
1523 N. Wicker Park Ave., #3
Chicago, IL 60622

MAIL RECORDED DEED TO:
Peter L. Marx
7104 W. Addison
Chicago, IL 60634

150256302983

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Sean P. Ryan and Jennifer N. Ryan, husband and wife, of the City of Hawthorn Woods, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael G. Cooper, of 407 S. Thurlow, Hinsdale, Illinois 60521, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT 1523-3 AND P8 AND P9 IN THE MANOR ON WICKER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 32 AND 33 AND THE SOUTH EASTERLY HALF OF LOT 34, ALL IN BLOCK 5 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 05227332024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index Number(s): 17-06-207-032-1004
Property Address: 1523 N. Wicker Park Ave., #3, Chicago, IL 60622

Permanent Index Number(s): 17-06-207-032-1016

Permanent Index Number(s): 17-06-207-032-1017

REAL ESTATE TRANSFER TAX	30-Mar-2015
CHICAGO:	3,262.50
CTA:	1,305.00
TOTAL:	4,567.50

17-06-207-032-1004 | 20150301669094 | 0-354-249-088

Subject, however, to the general taxes for the year of 2014 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

REAL ESTATE TRANSFER TAX	30-Mar-2015
COUNTY:	217.50
ILLINOIS:	435.00
TOTAL:	652.50

17-06-207-032-1004 | 20150301669094 | 1-293-248-896

Attorneys' Title Guaranty Fund, Inc.
15 Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attorney's Department

S Y
P 2
S N
SC Y
INTA

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Dated this _____ day of _____,

S.P. Ryan

Sean P. Ryan

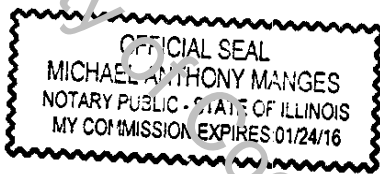
JN Ryan

Jennifer N. Ryan

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 Sean P. Ryan personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 16th day of MARCH, 2015



Michael Anthony Manges

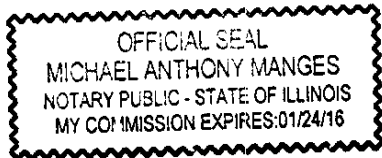
Notary Public

My commission expires: 1/24/16

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 Jennifer N. Ryan personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 18th day of MARCH, 2015



Michael Anthony Manges

Notary Public

My commission expires: _____