

UNOFFICIAL COPY

Warranty Deed



ILLINOIS

Doc#: 1510026091 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2015 03:31 PM Pg: 1 of 2

FIDELITY NATIONAL TITLE CH1500 4875
1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) Heather Leneau-Bragg, once married now single woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Michael P Minogue of 1848 W Huron St, Chicago, Illinois, 60622 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, 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 and subsequent years; Covenants, conditions and restrictions of record, if any; The following, if any: covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through Buyer; condominium declaration and by-laws, if any, and general real estate taxes not yet due and payable at the time of closing.

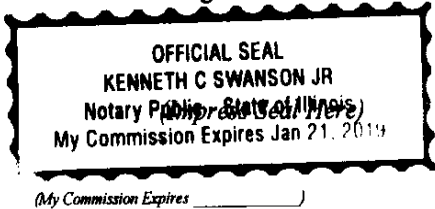
Permanent Real Estate Index Number(s): 17-17-104-041-1178

Address(es) of Real Estate:
1301 West Madison Street Unit 629 Chicago IL 60642

The date of this deed of conveyance is 03/26/2015

Heleana
(SEAL) Heather Leneau-Bragg

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Heather Leneau- Bragg 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 official seal 03/26/2015.

[Signature]

Notary Public

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REAL ESTATE TRANSFER TAX	06-Apr-2015
CHICAGO:	2,550.00
CTA:	1,020.00
TOTAL:	3,570.00

17-17-104-041-1178 | 20150301673232 | 0-402-975-104

REAL ESTATE TRANSFER TAX	06-Apr-2015
COUNTY:	170.00
ILLINOIS:	340.00
TOTAL:	510.00

17-17-104-041-1178 | 20150301673232 | 0-939-846-016

BOX 15

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as:

1301 W. Madison St #629
Chicago, Illinois 60607

Legal Description:

UNIT 1301-629 IN BLOCK Y CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 6, 7, 8, 9 AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00326804 TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 4-W-16, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994. ADDRESS OF REAL ESTATE: 1301 WEST MADISON STREET, UNIT 629, CHICAGO, ILLINOIS 60607 PERMANENT REAL ESTATE INDEX NUMBER: 17-17-104-041-1178

This instrument was prepared
by:

Kenneth Swanson
Swanson & Desai, LLC
670 W Hubbard St., suite
202 Chicago, IL 60654

Send subsequent tax bills to:

Michael Minogue
1848 W Huron St
Chicago, Illinois 60622

Recorder-mail recorded document to:

Lynn Lucchese-Sato
1753 N. Tripp Ave
Chicago, IL 60639