



Doc#: 1511233006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2015 08:43 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S)

(The space above for Recorder's use only)

EDWARD KAPPUS, a single person, of the City of Colorado Springs, County of El Paso, State of Colorado, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE(S), MICHAEL D. FOX, BRIGITTE FOX and MADELINE FOX** of 1339 N. Dearborn St., Chicago, Illinois, not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 163 W. Division Street, Unit #211, Chicago, IL 60610, legally described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: general real estate taxes for the year 2014 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): 17-04-404-026-1017
Address(es) of Real Estate: 163 W. Division Street, Unit #211, Chicago, IL 60610

Dated this 14th day of March, 2015

(SEAL)  (SEAL)
Edward Kappus

S Y
P 3
S N
S Y
INT

15 NW 7153 Pbook CN raw 304

Box 39 CTZ

UNOFFICIAL COPY

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Kappus, 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 he signed, sealed and delivered the said instrument as his 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 16 day of March, 2015.

ELISHIA CHAVARIA
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/28/2016

Elisha Chavaria
NOTARY PUBLIC
Commission expires 7/28/2016



This instrument was prepared by: Allan P Rosen, 3125 N. Western Avenue, Chicago, IL 60618


MAIL TO:

James Zazaku
3832 N Ashland St 15
Chicago IL
60613

SEND SUBSEQUENT TAX BILLS TO:

Michael Dfox
1843 Laurinda Drive
San Jose CA 95124

REAL ESTATE TRANSFER TAX		16-Apr-2015
	COUNTY:	120.25
	ILLINOIS:	240.50
	TOTAL:	360.75
17-04-404-026-1017 20150301671150 0-283-166-080		

REAL ESTATE TRANSFER TAX		16-Apr-2015
	CHICAGO:	1,803.75
	CTA:	721.50
	TOTAL:	2,525.25
17-04-404-026-1017 20150301671150 0-702-203-264		

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LEGAL DESCRIPTION

UNIT NUMBER 211 IN DIVISION COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 THROUGH 9, BOTH INCLUSIVE AND LOT 10 (EXCEPT THE SOUTH 12.83 FEET OF SAID LOT) IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26220772, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 17-04-404-026-1017

Property Address: 163 W. Division Street, Unit #211, Chicago, IL 60610