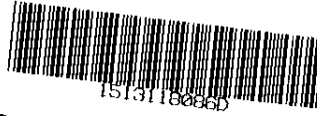


01146-33527 1 of 2

UNOFFICIAL COPY

WARRANTY DEED

Jeff Malec, and Laura Malec, a married couple, of the City of Chicago, State of Illinois, "GRANTOR," for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Theron E. May a single man, and Kristine D. Shimon, a single woman, from the City of Chicago, State of Illinois, , not as tenants in common but as Joint Tenants, the following described real estate:



Doc#: 1513118086 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2015 02:02 PM Pg: 1 of 3

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF

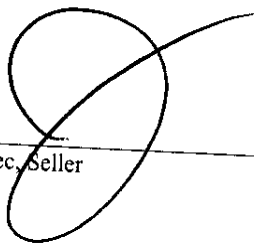
COMMONLY KNOWN AS: 1444 N Orleans Street, Condo 8I Chicago, Illinois 60610
Unit 6-46

PIN: 17-04-200-098-1040 / 17-04-200-100-1044

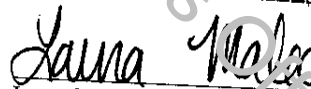
Situated in the County of Cook, STATE OF ILLINOIS. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the STATE OF ILLINOIS. Grantees shall have and hold said premises not as tenants in common but as Joint Tenants forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; and general real estate taxes of the second installment of the year 2014 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on the day and year first above written.


Jeff Malec, Seller

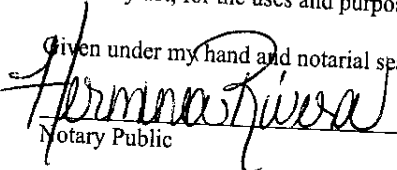
STEWART TITLE
300 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

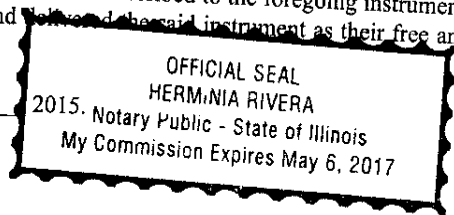

Laura Malec, (Signing solely for the purpose
Of waiving homestead rights)

STATE OF ILLINOIS)
COUNTY OF COOK)

CCRD REVIEWER 

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY JEFF MALEC and LAURA MALEC, a married couple, are personally known to me, and whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 28 day of April

Notary Public






This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1430, Chicago, IL 60604

After recording, return to: Theron M. May, 1444 N. Orleans Street, Condo 8I, Chicago, IL 60610
Send Subsequent Tax Bills to: Theron M. May, 1444 N. Orleans Street, Condo 8I, Chicago, IL 60610

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		07-May-2015
	COUNTY:	205.50
	ILLINOIS:	411.00
	TOTAL:	616.50
17-04-200-098-1040 20150501684129 0-670-109-056		

REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	3,082.50
	CTA:	1,233.00
	TOTAL:	4,315.50
17-04-200-098-1040 20150501684129 0-081-622-400		

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

Unit 81 together with its undivided percentage interest in the common elements in The Roylton Towers Condominium, as delineated and defined in the Declaration recorded as document number 0020030727, in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Storage Space S-1 & S-2, a Limited Common Element as delineated on a Survey attached to the Declaration recorded as Document Number 0020030727.

Parcel 3:

Non exclusive Easement for access, ingress and egress for the benefit of Parcel 1 created by Declaration of Covenants, Conditions, Restrictions, and Easements made by Orleans Partners L.L.C. recorded as Document 0020030726.

Parcel 4:

Unit G-46 together with its undivided percentage interest in the common elements in the Sedgwick Garage Condominium as delineated on a survey of part of Lots 1 and 2 in Gross' Subdivision of part of Lot 135 in Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois and part of the East 1/2 of Lot 50 in Ogden's Subdivision of the West 1/2 of Lots 120 and 125, all of Lots 123, 124, 127 to 134 both inclusive in Bronson's Addition, aforesaid; which survey is attached to Declaration of Condominium recorded as document 0604731034, together with its undivided percentage interest in the common elements.

Parcel 5:

Easement for the benefit of Parcel 4 over the South 1.50 feet of the East 10.26 feet of the West 18.31 feet of that part of the East 1/2 of Lot 50 lying North of the South wall of an existing tall 1 story brick building, said South wall being a straight line running from a point on the East line of said Lot 50, 31.09 feet South of the North line of Lot 50, as measured on the East line thereof, to a point on the West line of the said East 1/2 of Lot 50, 31.16 feet South of the North line of Lot 50, as measured on the West line thereof) in the Subdivision of the West 1/2 of Lots 120 and 125, all of Lots 123, 124, 127 to 134 both inclusive, and Lot 137 in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, for encroachment of existing parapet wall, as granted by Party Wall and Easements Agreement recorded as document number 86559163, in Cook County, Illinois.

Parcel 6:

Easement for the benefit of Parcel 4 over the South 1.70 feet of the East 16.77 feet of that part of the East 1/2 of Lot 50 lying North of the South wall of an existing tall 1 story brick building, said South wall being a straight line running from a point on the East line of said Lot 50, 31.09 feet South of the North line of Lot 50, as measured on the East line thereof, to a point on the West line of the said East 1/2 of Lot 50, 31.16 feet South of the North line of Lot 50, as measured on the West line thereof, in the Subdivision of the West 1/2 of Lots 120 and 125, all of Lots 123, 124, 127 to 134 both inclusive, and Lot 137 in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, for encroachment of existing parapet wall, as granted by Party Wall and Easements Agreement recorded as document number 86559163, in Cook County, Illinois.

Commonly known as: 1444 N Orleans Street, Condo 81, Chicago, Illinois 60610

Permanent Index No.: 17-04-200-098-1040/17-04-200-100-1044

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT FOR THE YEAR OF 2014 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.