

# UNOFFICIAL COPY



## Warranty Deed

ILLINOIS

Doc#: 1513304057 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/13/2015 02:40 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(s) Adam Chaloeicheep, <sup>a single man</sup> 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 Paul Bandauski of Illinois, 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 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-31-123-046-1001, 14-31-123-046-1009

Address(es) of Real Estate: 2150 N Damen Ave, Unit 20, Chicago IL 60647

The date of this deed of conveyance is \_\_\_/\_\_\_/2015.

  
Adam Chaloeicheep

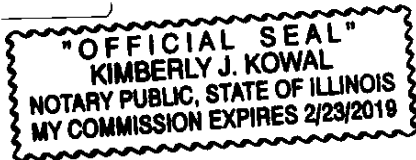
State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Adam Chaloeicheep personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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.

(Impress Seal Here)

Given under my hand and official seal 4/23/15

  
Notary Public

(My Commission Expires \_\_\_\_\_)



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FIDELITY NATIONAL TITLE CH 15009608

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Beth Ann McQuade, 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 Paul Bandauski of Illinois, 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 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-31-123-046-1001, 14-31-123-046-1009

Address(es) of Real Estate: 2150 N Damen Ave. Unit 201, Chicago IL 60647

The date of this deed of conveyance is 04/21/2015.

Beth Ann McQuade

Chicago, Illinois  
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 the above signatory(s) whose name is Beth Ann McQuade 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.

(Impress Seal Here)

**INDEFINITELY**

(My Commission Expires \_\_\_\_\_)


Given under my hand and official seal 21 APR 2015

Ryan M. Reynolds





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REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	2,775.00
	CTA:	1,110.00
	<b>TOTAL:</b>	<b>3,885.00</b>

14-31-123-046-1001 | 20150401675749 | 1-880-493-440

REAL ESTATE TRANSFER TAX		07-May-2015
	COUNTY:	185.00
	ILLINOIS:	370.00
	<b>TOTAL:</b>	<b>555.00</b>

14-31-123-046-1001 | 20150401675749 | 1-904-348-544

**BOX 15**

FIDELITY NATIONAL TITLE CH 15009609

of 2

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 2150 N Damen Ave, Unit 201, Chicago IL 60647

**Legal Description:**

UNITS 201 AND G-3 IN THE SHAKESPEARE PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 27 AND 28 IN BLOCK 1 OF SHERMAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 13.42 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.45 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 27 AND 28 TAKEN TOGETHER AS A SINGLE TRACT, IN SHERIDAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 28, BEING ALSO THE SOUTHEAST CORNER OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2148-2150 NORTH DAMEN AVENUE IN CHICAGO; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 28, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 0.96 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 40 MINUTES 42 SECONDS MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.96 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 58.10 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 58.10 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0624032011, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This instrument was prepared by:

Mark Edison  
 Law Office Mark E. Edison PC  
 1415 W. 22nd Street Tower Floor  
 Oak Brook, IL 60523

Send subsequent tax bills to:

Paul Bandauski  
 2150 N. Damen Ave.  
 Apt 201  
 Chicago, IL 60647

Recorder-mail recorded document to:

Illinois Law Group  
 1525 W. Hurst Street  
 Ste 303  
 Chicago, IL 60642

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