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Doc#: 1513510056 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2015 12:56 PM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDER # 2626136

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS TARIQ RIYAL and JACQUELINE FLORES, Husband and Wife, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ROBYN SCHNEIDER, of 1416 N. GREENVIEW AVE, Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, none of which shall materially adversely affect the intended use of the property as a condominium residence, acts done by or suffered through Buyer, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 14-30-222-173-1145
Address(es) of Real Estate: 2825 N. WOLCOTT AVE. #L, CHICAGO, IL 60657

Dated this 25th day of March, 20 15

TARIQ RIYAL

JACQUELINE FLORES

S X
P 131
S N
SC X
INT ab

REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	2,977.50
	CTA:	1,191.00
	TOTAL:	4,168.50

14-30-222-173-1145 | 20150401678589 | 1-012-141-440

REAL ESTATE TRANSFER TAX		07-May-2015
	COUNTY:	198.50
	ILLINOIS:	397.00
	TOTAL:	595.50

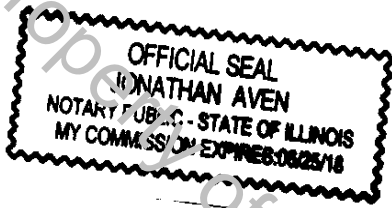
14-30-222-173-1145 | 20150401678589 | 2-085-883-264

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT TARIQ RIYAL and JACQUELINE FLORES personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 25 day of March, 20 15



[Signature] (Notary Public)

Prepared by:

Law Offices of Jonathan M. Aven, Ltd.
180 N. Michigan Ave., Suite 2105
Chicago, IL 60601

Mail to:

STEPHEN VARGO
77 W. WASHINGTON ST. #1620
CHICAGO, IL 60602

Name and Address of Taxpayer:

ROBYN SCHNEIDER
2825 N. WOLCOTT AVE. #L
CHICAGO, IL 60657

Proprietor of Cook County Clerk's Office

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PARCEL 1:

UNIT 2825-L IN THE LANDMARK VILLAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164 INCLUSIVE IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE VACATED WEST GEORGE STREET LYING SOUTH AND ADJACENT TO SAID LOTS 154 THROUGH 164 AND PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF THE PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21 AND 22 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT 94658101 IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

2825 North Wolcott Avenue Unit L
Chicago, IL 60657