

UNOFFICIAL COPY

154219105

WARRANTY DEED

Illinois Statutory
(Individual to Individual)
Mail to:

HERITAGE TITLE COMPANY

4405 Three Oaks Road

MAIL TO: Crystal Lake, IL 60014

John Bush

Bush & Associates

4N624 Mountain Ash Drive

Wayne, IL 60184



Doc#: 1514219105 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/22/2015 11:55 AM Pg: 1 of 2

ADDRESS OF PROPERTY:

2337 W. Wolfram Street, Unit 512

Chicago, IL 606018

THE GRANTOR, MELVIN FAULKNER, divorced and not since remarried, and KRISTIE SAMS, divorced and not since remarried, of the Village of Huntley, County of McHenry, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

ERIC CRONIN of 2536 N. Sawyer, Chicago, IL 60647

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: UNIT 512, BUILDING 2337, IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WESTERLY 1/2 OF LOT 6, LOTS 7, 8, AND 9 AND THE EASTERLY 1/2 OF LOT 10 IN BLOCK 8 IN CLYBOURNE AVENUE ADDITION TO LAKEVIEW AND CHICAGO SUBDIVISION BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (PHASE 2) WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT 00984625, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE USE OF P-85 & 100, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION.

Permanent Index Numbers: 14-30-117-041-1072

Grantee herein is prohibited from conveying the captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$264,000.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

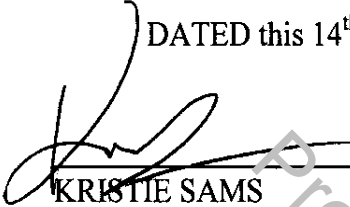
CCRD REVIEWER

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Subject to covenants, conditions, easements, and restrictions of record; subject to general real estate taxes for 2014 and subsequent years,

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 forever.

DATED this 14th day of May, 2015.




 KRISTIE SAMS



 MELVIN FAULKNER

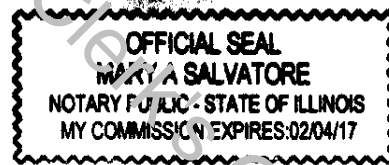
State of ILLINOIS, County of McHENRY, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MELVIN FAULKNER, divorced and not since remarried, and KRISTIE SAMS, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.



GIVEN under my hand and official seal this 14th day of May, 2015.



 NOTARY PUBLIC


My commission expires: 2/4/17



REAL ESTATE TRANSFER TAX		22-May-2015
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00
14-30-117-041-1072 20150501686504 1-677-237-632		

THIS INSTRUMENT PREPARED BY:
 DANIEL A. BELLINO
 214 Washington Street
 Algonquin, IL 60102

MAIL TAX BILLS TO:
 Eric Cronin
 2337 W. Wolfram, Unit 512
 Chicago, IL 60618

REAL ESTATE TRANSFER TAX		22-May-2015
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00
14-30-117-041-1072 20150501686504 1-736-023-424		