

UNOFFICIAL COPY



Doc#: 1516604054 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2015 02:47 PM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Ann S. Heller, as Trustee u/t/a dtd 9th day of February, 1999, and known as the Morton H. Oster Residuary Trust, as to an undivided one-half (1/2) interest, and Ann S. Heller, Trustee of the Doris B. Oster Revocable Trust u/t/a dtd February 9, 1999, as to an undivided one-half (1/2) interest, of the Village of Lincolnwood, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to James T. Reid and Karen C. Reid, husband and wife, as joint tenants, of the City of Chicago, County of Cook, Illinois, 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

THIS IS NOT HOMSTEAD PROPERTY

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; public and utility easements, government taxes and assessments, confirmed and unconfirmed, condominium declaration and by-laws, acts done by or suffered through Buyers; if any, provided they do not interfere with the current use and enjoyment of the Real Estate, 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: 17-10-200-068-1066

Address of Real Estate: 161 East Chicago Avenue, Unit 32-H, Chicago, Illinois 60611

Dated this 16 day of May, 2015

Ann S. Heller Trustee
Ann S. Heller, Trustee

FIRST AMERICAN TITLE order # 2640551
181

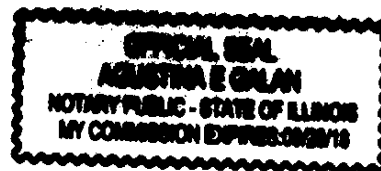
S Y
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INT DB

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ann S. Heller, Trustee, 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 she signed, sealed and delivered the said instrument as her 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 May, 20 15.

Agustina E. Galan (Notary Public)

**Prepared by:**


Alan F. Block
Block & Landsman
33 N. LaSalle, Suite 1400
Chicago, Illinois 60602



Mail to:

Richard Spain
33 N. Dearborn, Suite 2020
Chicago, Illinois 60602

Name and Address of Taxpayer:

James T. Reid
161 E. Chicago Avenue, Unit 32-A
Chicago, Illinois 60611 32A

REAL ESTATE TRANSFER TAX		11-Jun-2015
	CHICAGO:	4,312.50
	CTA:	1,725.00
	TOTAL:	6,037.50
17-10-200-068-1066 20150501688088 0-891-454-336		

REAL ESTATE TRANSFER TAX		11-Jun-2015
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50
17-10-200-068-1066 20150501688088 1-716-421-504		

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 32H IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VARIOUS LOTS IN OLYMPIA CENTRE SUBDIVISION OF VARIOUS LOTS AND PARTS OF VACATED ALLEYS IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85 080 173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85 080 144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-10-200-068-1066

Property Address: 161 East Chicago Avenue Unit 32H, Chicago, Illinois 60611

Property of Cook County Clerk's Office