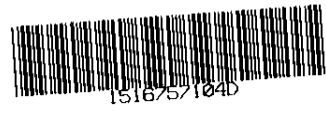


(6-1)
GII (u. 3502)
UNOFFICIAL COPY

40018883 2/3
WARRANTY DEED



Doc#: 1516757104 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2015 11:59 AM Pg: 1 of 3

THE GRANTOR, **GLENN E. WENZEL AND VALERIE F. WENZEL**, husband and wife, of the State of Florida, for and in consideration of Ten and no/100ths (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to **FLAVIA LAMBERGIANI AND FERNANDO D. TESTAI**, as joint tenants, of the City of Chicago, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

LEGAL DESCRIPTION: See **Exhibit A** attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

PERMANENT INDEX NUMBERS: 17-09-410-014-1058

PROPERTY ADDRESS: 300 North State Street, Unit 3502, Chicago, Illinois 60654

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this 26 day of MAY, 2015.

GLENN E. WENZEL

VALERIE F. WENZEL

3

UNOFFICIAL COPY

STATE OF Florida)
) SS.
 COUNTY OF Okaloosa)

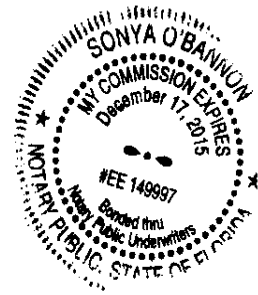
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Glenn E. Wenzel and Valerie F. Wenzel, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 26 day of May, 2015.

Sonya O'Bannon
 Notary Public

This instrument was prepared by:



Dennis W. Winkler
 Dennis W. Winkler, P.C.
 1699 East Woodfield Road
 Suite 400
 Schaumburg, Illinois 60173




After Recording please mail
 and send Subsequent Tax Bills to:

Elisavira Lambroschini & Fernando D. Testai
3012 W. Fullerton 1st Floor
Chicago, IL 60647

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER TAX		04-Jun-2015
	COUNTY:	85.00
	ILLINOIS:	170.00
	TOTAL:	255.00
17-09-410-014-1058 20150501686853 0-804-248-960		

REAL ESTATE TRANSFER TAX		04-Jun-2015
	CHICAGO:	1,275.00
	CTA:	510.00
	TOTAL:	1,785.00
17-09-410-014-1058 20150501686853 0-539-114-880		

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Exhibit A

Legal Description

PARCEL 1:

UNIT NUMBER 3502 AS DELINEATED ON SURVEY OF LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK 1 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF A PART OF BLOCK 1 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF CERTAIN VACATED STREETS TRUSTEES SUBDIVISION AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS, WHICH SURVEYS ARE ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP BY MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS, AS DOCUMENT 24238692, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP (EXCEPTING FROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEYS) SITUATED 300 NORTH STATE STREET CHICAGO, ILLINOIS 60610

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH CORPORATION, A CORPORATION OF ILLINOIS TO THOMAS E. WOELFLE RECORDED APRIL 12, 1978 AS DOCUMENT 24238692 AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS TO THOMAS E. WOELFLE RECORDED APRIL 12, 1978 AS DOCUMENT 24399773 FOR ACCESS, INGRESS AND EGRESS EN. OVER, UPON, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED IN GRANTS AND RESERVATION OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT 24238691 AND SET FORTH IN DEED FROM MARINA CITY CORPORATION, CORPORATION OF ILLINOIS TO THOMAS E. WOELFLE EN, OVER, UPON, ACROSS AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS AND ELEVATOR SHAFTS LOCATED DESIGNATED AS EXCLUSIVE EASEMENT AREAS AND COMMON EASEMENT AREAS BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS, IN COOK COUNTY, ILLINOIS

PIN: 17-09-410-014-1058

COMMON ADDRESS: 300 North State Street, Unit 3502, Chicago, Illinois 60654