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WARRANTY DEED

ILLINOIS

STATUTORY



Doc#: 1521133038 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/30/2015 01:43 PM Pg: 1 of 4

THE GRANTOR, KRISTIN A. GIESE, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and AS TOLLARS WARRANTS to JACKSON DUNCAN and LISA <u>DUNCAN</u>, all TELLARS interest in the following described Peal Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESRCIPTION:

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

To have and to hold said premises forever.

Permanent Index Number(s):

14-31-205-026-1017

Address(es) of Real Estate:

2221 North Lister Avenue, Unit 3H, Chicago, IL 60614

REAL ESTATE TRANSFER TAX		14-Jul-2015
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50
14 21 205 026 101	7 1 20150601699840	0-034-141-056

| COUNTY: 142.50 | ILLINOIS: 285.00 | TOTAL: 427.50 | 14-31-205-026-1017 | 20150601699840 | 1-240-157-056 S_N SC_Y INT_I

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June 29, 2015

J. Lei	
Kristin A. Giese, individually	
	,
STATE OF)	
)	SS.
COUNTY OF	
I, the undersigned, a Notary	y Public in and for said County, in the State aforesaid,
CERTIFY THAT Kristin A. Giese, p	personally known to me to be the same person whose name is

acknowledged that she signed, 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, if any.

Given under my hand and official scal on June ___, 2015.

Notary Public

Prepared By:

Genevieve M. Daniels, Esq. Shaw Fishman Glantz & Towbin, LLC 312 North Clark St., Suite 800 Chicago IL. 60654

After Recording Mail to:

Don Battalia, Esq. 5543 West Diversey Avenue Chicago, Illinois 60639

Send Tax Bills To:

Jackson Duncan and Lisa Duncan 2221 North Lister Avenue, Unit 3H Chicago, IL 60614

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A notary public or other officer completing this certificate verifies only the identity of the individed document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that state of California County of LOS ANGLES On SUVO LATE before me, Accompleting this certificate verifies only the identity of that the state of the personal position of the instrument and acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he support the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of the entity upon behalf of which the personal acknowledged to me that he sheet the extension of the entity upon behalf of the entity of	IVIL CODE § 1189
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UNIT NUMBER 3H IN TANNERY LOFT CONDOMINIUM AS DELIXEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL Stopological Collins of Collins o

LOTS 18 THROUGH 20 IN BLOCK 5 IN FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST CF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT A" TO THE LECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99192692: TOGETHER WITH ITS UNDIVIDED PERCENTAGE, N'EREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF GA 2.GE LIMITED COMMON ELEMENT FOR UNIT 3H, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFOR SAID RECORDED AS DOCUMENT 99192682.

PARCEL 3: EASEMENT FOR INGRESS, EGITETS AND VEHICULAR TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS CREATED IN GRANT OF EASEMENT, RECORDED AS DACHMENT 99192691.