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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

WARRANTY DEED



ILLINOIS

STATUTORY

Property of Cook County Clerk's Office

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 JOINT WARRANTS to JACKSON DUNCAN and LISA DUNCAN, and Richard D. Duncan, all TENANTS interest in the following (described Real Estate situated) in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION:

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
14-31-205-026-1017 20150601699840 0-034-141-056		

REAL ESTATE TRANSFER TAX		14-Jul-2015
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50
14-31-205-026-1017 20150601699840 1-240-157-056		


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BOX 333-CTD



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June 29, 2015



Kristin A. Giese, individually

STATE OF.....)
)
COUNTY OF.....) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kristin A. Giese, 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, 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 seal on June ____, 2015.

(see attached notary form)

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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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On June 29, 15 before me, Jacqueline Vanessa Montes
Date Here Insert Name and Title of the Officer
 personally appeared Kristin A. Giese
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Warranty Deed
 Title or Type of Document: Illinois Statutory Document Date: 06-29-15
 Number of Pages: 9 pages Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

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Property of Cook County Office

PARCEL 1:
UNIT NUMBER 3H IN TANNERY LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 16 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 OF THE THIRD PRINCIPAL MERIDIAN.
WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99192692, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF GARAGE LIMITED COMMON ELEMENT FOR UNIT 3H, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99192692.

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