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**WARRANTY DEED
GENERAL**



Doc#: 1523150017 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2015 08:15 AM Pg: 1 of 2

15-260855
**NORTH AMERICAN
TITLE COMPANY**

Property of Cook County Clerk's Office

THE GRANTOR(S), Leanne H. Simon, a/k/a Leanne Thomas, married to Matthew Thomas, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (10) and no/100 dollars (\$10.00) in hand paid, convey(s) and warrant(s) to Laura E. Fritz, (Grantee's Address) 930 Curtiss Street, Unit 403, Downers Grove, IL 60515-4890, of the County of DuPage, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 2920-2 IN 2916-24 WEST BERTEAU CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 25 AND 26 IN BLOCK 6 IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634109058 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and easements, provided these do not interfere with the current use and enjoyment of the subject property; general real estate taxes not due and payable as of the date of this deed.

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(s): 13-13-313-041-1006
Address of Real Estate: 2920 W. Berateau Avenue, Unit 2, Chicago, IL 60618

Dated this 14th day of August, 2015

Leanne H. Simon, a/k/a Leanne Thomas
Leanne H. Simon

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LEANNE H. SIMON AKA LEANNE THOMAS personally known to me to be the person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed, and delivered the said instrument as _____ 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 14 day of August, 2015



[Signature] (Notary Public)

Prepared By:
Georgia A. Beatty, Esq.
6102 N. Sheridan Road, Suite 502, Chicago, IL 60660

Mail To: JOSEPH LAZARA
7246 W. TOWNSEND
CHICAGO IL 60631

Name and Address of Taxpayer/Address of Property:

REAL ESTATE TRANSFER TAX		17-Aug-2015
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50

13-13-313-041-1006 | 20150801616629 | 1-816-053-632

REAL ESTATE TRANSFER TAX		17-Aug-2015
	CHICAGO:	1,312.50
	CTA:	525.00
	TOTAL:	1,837.50

13-13-313-041-1006 | 20150801616629 | 1-679-402-880