

# UNOFFICIAL COPY



Doc#: 1523713088 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2015 02:19 PM Pg: 1 of 3

GREATER METROPOLITAN TITLE, LLC  
2340 S. ARLINGTON HTS RD, SUITE 203  
ARLINGTON HTS., IL 60005  
FILE# 150792

--- Above Space For Recorder's Use ---

## Warranty Deed

Grantor, SARA COLLINS (f/n/a SARA BRODERSEN), a married woman, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), CONVEYS AND WARRANTS to Grantee, MARITZA SANTANA, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

### See Exhibit A Attached Hereto

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantee.

PIN #: 14-30-119-047-1011 and 14-30-119-047-1030

Address of  
Real Estate: 2951 North Clybourn, Unit 302 (and Parking Space P51-3), Chicago, Illinois 60618

Dated as of the 3<sup>rd</sup> day of August, 2015.

Sara Collins  
Sara Collins (f/n/a Sara Brodersen)

NOTE: SUBJECT PROPERTY IS NOT  
THE HOMESTEAD PROPERTY OF  
GRANTOR'S SPOUSE

CCRD REVIEWER R

REAL ESTATE TRANSFER TAX		21-Aug-2015
	COUNTY:	122.00
	ILLINOIS:	244.00
	TOTAL:	366.00

REAL ESTATE TRANSFER TAX		21-Aug-2015
	CHICAGO:	1,830.00
	CTA:	732.00
	TOTAL:	2,562.00

14-30-119-047-1011 | 20150801619510 | 0-757-684-096

14-30-119-047-1011 | 20150801619510 | 0-440-620-928

# UNOFFICIAL COPY

State of Illinois )  
 ) SS:  
County of Cook )

I, Lisa Ward, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Sara Collins, 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.

GIVEN under my hand and official seal, this 28<sup>th</sup> day of July, 2015.



Lisa Ward  
Notary Public

~~Mail and~~ Send Tax Bill to: (Grantee's Address)

Maritza Santana  
2951 North Clybourn, Unit 302  
Chicago, Illinois 60618

Document Prepared by:

Joel H. Feldman  
312 North May St., Suite 100  
Chicago, Illinois 60607

Mail To:

Nicole Bono Kersten  
1N141 County Farm Rd #230  
Winfield, IL 60190

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

File Number: 15-0792

## EXHIBIT "A"

### LEGAL DESCRIPTION

Parcel 1: Unit 302 and P51-3 in the 2951 North Clybourn at Welbourn Row Condominium as delineated on a survey of the following described real estate: Lots 25 through 29 and the vacated public alley adjacent to Lot 29 in the Subdivision of that part lying North of Clybourn Avenue of Lot 14 in the Snow Estates Subdivision by the Superior Court Partition of the East 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0423010039, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 and other property for ingress and egress as set forth in and created by Declaration of Condominium recorded as document number 0423010039, as amended from time to time.

14-30-119-047-1011, 14-30-119-047-1030