

UNOFFICIAL COPY

WARRANTY DEED

15WSA421008NA



Doc#: 1524410028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2015 10:06 AM Pg: 1 of 3

WHEN RECORDED, MAIL TO:

Mr. Adam D. Picklin, Esq.
5215 Old Orchard Road, Suite 220
Skokie, IL 60077

1/2

SEND SUBSEQUENT TAX BILLS TO:

Catherine Conde
2015 W. Birchwood Ave., Unit 1
Chicago, Illinois 60645

The GRANTORS, RICHARD WOLF and CATHERINE WOLF, Married to Each Other, and of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, CATHERINE CONDE of Chicago, Illinois, a single woman, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Permanent Index No: 11-30-313-023-1001
Property Address: 2015 W. Birchwood Ave., Unit 1 and P1, Chicago, Illinois 60645

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following, if any: (1) General real estate taxes not due and payable at the time of closing; (2) Private, public, and utility easements of record; (3) covenants, conditions, and restrictions of record; (4) Purchasers' mortgages of record; (5) the Declaration of Condominium Ownership; and (6) building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 12 day of August, 2015.

Richard Wolf
Richard Wolf

Catherine Wolf
Catherine Wolf

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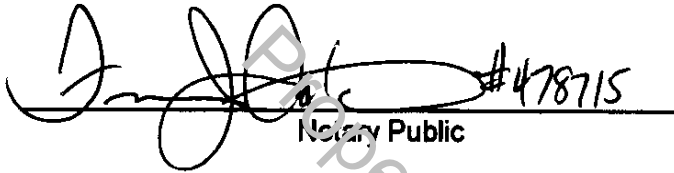
AUX 333-CD

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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 RICHARD WOLF and CATHERINE WOLF, personally known to me to be the same persons 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 12th day of August, 2015.

 #478715
Notary Public

My commission expires: 12-15-2018



Prepared by: John C. Kunes, Esq., 3243 N. Broadway, Chicago, IL 60613

REAL ESTATE TRANSFER TAX		19-Aug-2015
CHICAGO:		1,770.00
CTA:		708.00
TOTAL:		2,478.00

11-30-313-023-1001 | 20150801617296 | 0-628-430-720

REAL ESTATE TRANSFER TAX		19-Aug-2015
COUNTY:		118.00
ILLINOIS:		236.00
TOTAL:		354.00

11-30-313-023-1001 | 20150801617296 | 1-719-277-440

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EXHIBIT A

Order No.: 15WSA421008NA

For APN/Parcel ID(s): 11-30-313-023-1001

PARCEL 1: UNIT 1 IN THE 2015 W. BIRCHWOOD CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 53 IN BIRCHWOOD AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 4 IN PARTITION OF LOT 1, 10 AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED JUNE 21, 2002, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020694765, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 1A: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-1, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 1 AS ARE SET FORTH IN THE DECLARATION; GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Cook County Clerk's Office