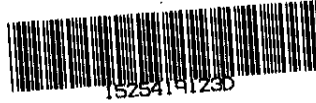


# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTORS, Mark E. Fox and Jason S. Pierce, married to each other, of the City of Denver, County of Denver, State of Colorado, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Evan Gilbert, of Chicago, Illinois



Doc#: 1525419123 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2015 02:08 PM Pg: 1 of 2

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

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: 17-1-105-022-1004

Address of Real Estate: 4711 N. Magnolia Ave. Unit 2, Chicago, Illinois 60640

Dated this 25th day of AUGUST, 2015

Mark E. Fox (SEAL)  
MARK E. FOX

Jason S. Pierce (SEAL)  
JASON S. PIERCE

State of Colorado, County of Denver, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Mark E. Fox and Jason S. Pierce, married to each other, 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 25 day of August, 2015

K. Bourret CCRD REVIEWER  
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		10-Sep-2015
COUNTY:		168.75
ILLINOIS:		337.50
TOTAL:		506.25

14-17-105-022-1004 | 20150801621736 | 0-968-068-992

KIMBERLY BOURRET  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 11-14-17

FD-19-1314 1 of 2

# UNOFFICIAL COPY

## Legal Description

UNIT NUMBER 2 IN 4711 NORTH MAGNOLIA AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN THE SUBDIVISION OF LOTS 63, 64 AND THE SOUTH 5 FEET OF LOT 65 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 19, 1999, AS DOCUMENT 99-980701, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

SUBJECT ONLY TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE AND SUFFERED BY OR THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; CONDOMINIUM DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by: Katherine De Groot, 4669 N. Manor, Chicago IL 60625

Mail to: Kathleen Robson  
Robson & Lopez, LLC  
5 S. Wabash Ave., Suite 1919  
Chicago, Illinois 60603

Send subsequent tax bills to: Evan Gilbert  
4711 N. Magnolia Ave., Unit 2  
Chicago, Illinois 60640

REAL ESTATE TRANSFER TAX		10-Sep-2015
	CHICAGO:	2,571.25
	CTA:	1,012.50
	TOTAL:	3,543.75
14-17-105-022-1004   20150801621736   2-026-278-784		