

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1525755262 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2015 03:29 PM Pg: 1 of 2

MAIL TO:

DREW GENTER
1101 W. LAKE ST. #3C
CHICAGO, IL 60607

NAME & ADDRESS OF TAXPAYER:

DREW GENTER
1101 W. LAKE ST. #3C
CHICAGO, IL 60607

THE GRANTOR, **TIFFANY KURTZ-SEWALL f/k/a TIFFANY KURTZ**, married to **CHRISTOPHER SEWALL**, of 1101 W. Lake St., Unit 3C, City of Chicago, County of Cook, State of Illinois, the GRANTOR, for and in consideration of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO **DREW GENTER**, a single man, and **DANIELLE AHLZADEH**, a single woman, both of 750 N. Rush St., Apt. 2907, City of Chicago, State of Illinois, the GRANTEEES, as Joint Tenants, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 3C IN THE 1101 WEST LAKE STREET CONDOMINIUM, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, DATED DECEMBER 17, 2003 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. AND BEING A PORTION OF THAT CERTAIN PARCEL KNOWN AS LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 2004 AS DOCUMENT 0401644052, AS AMENDED BY AMENDED AND RESTATED DECLARATION RECORDED AS DOCUMENT NUMBER 0603232127, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Subject to the following: covenants, conditions, and restrictions of record; public and utility easements, acts done or suffered through Buyers/Grantees; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, as amended; and general real estate taxes not due and payable at the time of Closing, provided that none of the foregoing adversely affect the Buyers' right to the use and quiet enjoyment of the Unit as a residential condominium.

Permanent Real Estate Index Number: 17-08-428-026-1012
Commonly known as: 1101 W. Lake Street, Unit 3C, Chicago, IL 60607

hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

DATED this 18 day of August, 2015.

TIFFANY KURTZ-SEWALL
TIFFANY KURTZ-SEWALL

Gard & Warner Title Services, Inc.
475 North Martingale
Suite 120
Janaumburg, IL 60173

Doc. # 1525755262

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State of ILLINOIS) ss.
County of COOK)

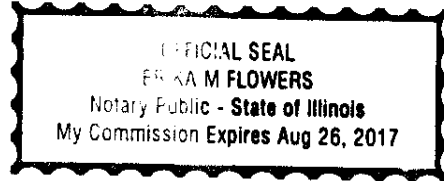
I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **TIFFANY KURTZ-SEWALL** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 19 day of August, 2015.

Erika M Flowers

Notary Public

My Commission expires: 08-26-2017



[Signature]

CHRISTOPHER SEWALL, signing solely to waive homestead

State of ILLINOIS) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **CHRISTOPHER SEWALL** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 19th day of August, 2015.

Erika M Flowers

Notary Public

My Commission expires: 08-26-2017



Prepared By: Jennifer L. Ladisch Douglass, Attorney at Law, 1045 Green Bay Road, Highland Park, IL 60035

REAL ESTATE TRANSFER TAX		09-Sep-2015	
	COUNTY:		269.50
	ILLINOIS:		539.00
	TOTAL:		808.50

17-08-428-026-1012 | 20150801619519 | 0-277-559-168

REAL ESTATE TRANSFER TAX		09-Sep-2015	
	CHICAGO:		4,042.50
	CTA:		1,617.00
	TOTAL:		5,659.50

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