

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



1526110055

Doc#: 1526110055 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 12:04 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Edward F. Setmeyer, as Trustee of The Setmeyer Family Revocable Trust dated November 7, 1991, of the Village of Bartlett, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Eva A. Chipei, ~~individually, not party to this deed.~~ (GRANTEE'S ADDRESS) 4210 North Natchez Avenue, Chicago, Illinois 60634 of the County of Cook, 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 a part hereof

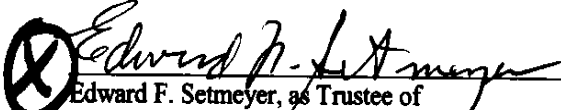
*as Trustee under the provisions of a certain Trust Agreement dated the 22nd day of October, 2007 and known as THE EVA A. CHIPEI LAND TRUST NUMBER ONE
SUBJECT TO: General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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): 06-35-315-070-1009

Address(es) of Real Estate: 271 East Railroad Avenue, Unit 201, Bartlett, Illinois 60103

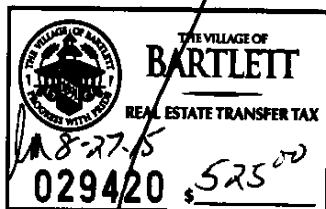
Dated this 27 day of August, 2015

 (SEAL)
Edward F. Setmeyer, as Trustee of
The Setmeyer Family Revocable Trust
dated November 7, 1991

First American Title Order #

2674207
10F1

S
Y
3
N
C
Y
INT
D



REAL ESTATE TRANSFER TAX		03-Sep-2015
COUNTY:	ILLINOIS:	87.50
	TOTAL:	175.00
		262.50

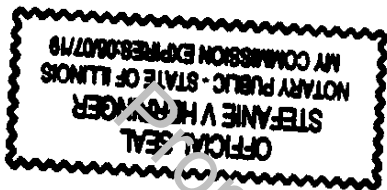
06-35-315-070-1009 | 20150801618453 | 1-649-670-016

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward F. Setmeyer, personally known to me to be the same person(s) whose name(s) 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 27 day of August, 2015



Stefanie V. Ronger (Notary Public)

Prepared By: Dennis M. Nolan, Esq
221 West Railroad Avenue
Bartlett, Illinois 60103

Mail To:
John Mantas, Esq.
Skoubis and Mantas, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068

Name & Address of Taxpayer:
Eva A. Chipei
271 East Railroad Avenue, Unit 201
Bartlett, Illinois 60103

Property of Cook County Clerk's Office

UNOFFICIAL COPY~~EXHIBIT 'A'~~**Legal Description****PARCEL 1:**

UNIT 201 IN THE BARTLETT TOWN CENTER BUILDING 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 10 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534927025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5 AND STORAGE SPACE G, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534927025.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

Property of Cook County Clerk's Office