



Doc#: 1528826035 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2015 12:40 PM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Yvonne H. Lyngaas and Brian C. Mosher
1033 W. Monroe St.
#3
Chicago, IL 60607

15PS700225SCL

(The Above Space for Recorder's Use Only)

THE GRANTORS Yvonne N. Lyngaas, a single female and Brian C. Mosher, a single male for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Erin M. Dues and Matthew S Dues, husband and wife, as tenants by the entirety, of the State of Illinois as the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 17-17-211-040-1003

Property Address: 1033 W. Monroe, Unit 3, Chicago, IL 60607

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

REAL ESTATE TRANSFER TAX 25-Sep-2015



COUNTY: 247.50
ILLINOIS: 495.00
TOTAL: 742.50

17-17-211-040-1003 | 20150901629793 | 1-036-377-984

REAL ESTATE TRANSFER TAX 25-Sep-2015



CHICAGO: 3,712.50
CTA: 1,485.00
TOTAL: 5,197.50

17-17-211-040-1003 | 20150901629793 | 1-435-164-544

S N
P 3
S N
SC Y
INT AB

AUX 333-CTD

UNOFFICIAL COPY

Dated this _____ day of September, 2015.

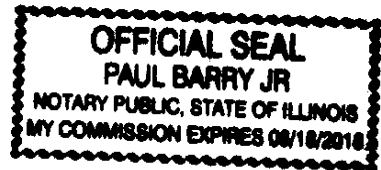
X *[Signature]* Yvonne M. Lyngaas (Seal) X *[Signature]* Brian C. Mosher (Seal)

STATE OF ILLINOIS)
)
 COUNTY OF Cook) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yvonne M. Lyngaas and Brian C. Mosher 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 in the 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 notarial seal, this 15th day of September, 2015.

[Signature]
 Notary Public



THIS INSTRUMENT PREPARED BY
 Hal Stinespring & Associates, P.C.
 910 East Oak St
 Lake in the Hills, IL 60156

MAIL TO:

Sam Einhorn Attorney at Law
217 N Jefferson St
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Erin M. Dues
 1033 W. Monroe
 Unit 3
 Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit Number 3, together with an undivided percentage interest in the common elements in the 1033 West Monroe Condominiums, as delineated and defined in the Declaration recorded as document number 0624839027, as amended from time to time, in the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois.

Parcel 2:

The exclusive right to use of Parking Space P-3, a limited common element, as delineated on the survey attached to the Declaration recorded as document number 0624839027, aforesaid.

Parcel 3:

Easement for ingress and egress appurtenant to and for the benefit of Parcel 1, as set forth in Declaration recorded February 23, 2005 as document no. 0505439109, in Cook County Illinois.

Property of Cook County Clerk's Office