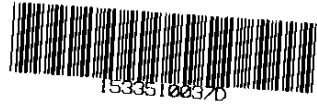


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Doc#: 1533510037 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/01/2015 12:04 PM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 2697619

1/1

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, MICHAEL SCOTT EDMONDS, an unmarried man, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LARRY HUNT, of 407 DIANA CT., BENSENVILLE Illinois, of the County of Dupage, 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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easement established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act, installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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): 17-17-207-029-1054 and 17-17-207-029-1261
Address(es) of Real Estate: 901 W. MADISON ST. #610 & P113, CHICAGO, IL 60607

Dated this 29th day of October, 20 15

MICHAEL SCOTT EDMONDS

REAL ESTATE TRANSFER TAX		24-Nov-2015
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50
17-17-207-029-1054 20151001638932 0-307-132-480		

REAL ESTATE TRANSFER TAX		24-Nov-2015
	COUNTY:	182.50
	ILLINOIS:	365.00
	TOTAL:	547.50
17-17-207-029-1054 20151001638932 0-103-848-000		

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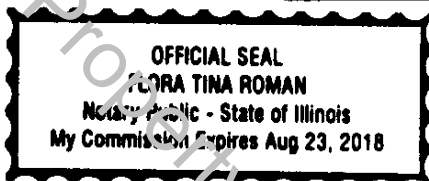
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UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL SCOTT EDMONDS personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 29th day of October, 20 15.



Flora Tina Roman (Notary Public)

Prepared by:
Law Offices of Jonathan M. Aven, Ltd.
180 N. Michigan Ave., Suite 2105
Chicago, IL 60601

Mail to:
KELLIE FOGARTY
FOGARTY & FUGATE
1403 W. CHICAGO
CHICAGO, IL 60647

Name and Address of Taxpayer:
LARRY HUNT
901 W. MADISON ST. #610 & P113
CHICAGO, IL 60607

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 610 AND P-113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MADISON 901 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0715015054 IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #s: 17-17-207-029-1054 and 17-17-207-029-1261 Vol. No. 0591

Property Address: 901 W. Madison St., Unit 610, Chicago, Illinois 60607

Property of Cook County Clerk's Office