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Warranty Deed

NORTH AMERICAN
TITLE COMPANY



Doc#: 1533519051 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/01/2015 11:39 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, **Derek Vander Laan**, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEEES, **Daniel Pedersen**, a ~~married man~~, and **Dariya Trot**, a ~~married woman~~, of the City of Chicago, State of Illinois, not as tenants in common ~~but~~ ^{NOT} as joint tenants ~~but~~ ^{**}, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** HUSBAND AND WIFE ** BUT AS TENANTS BY THE ENTIRETY
SEE ATTACHED EXHIBIT A*

SUBJECT TO: General real estate taxes for 2015 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, and public and utility easements;

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

Permanent Real Estate Tax Number: 13-13-209-059-1001
Address of Real Estate: 2737 W. Leland #1W, Chicago, Illinois, 60625

Dated: OCTOBER 30th, 2015

Derek Vander Laan

20135 NAT

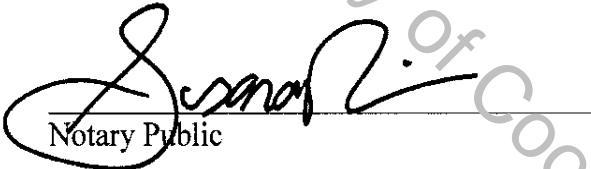
CCRD REVIEWER

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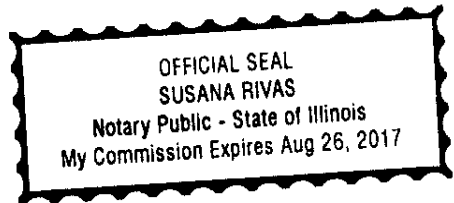
STATE OF IL)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **DEREK VANDER LAAN**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 10th day of OCT., 2015, 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 on OCT 10th, 2015:


Notary Public



My Commission expires: Aug. 26, 2017




Prepared By:
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

After Recording Return to:
LOWE LAW OFFICES PC
2500 E. DEVON AVE, STE 200
DES PLAINES, IL 60018

Send Subsequent Tax Bills to:
Daniel Pedersen & Dariya Trot
2737 W. Leland #1W
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		30-Nov-2015
	COUNTY:	83.50
	ILLINOIS:	167.00
	TOTAL:	250.50

REAL ESTATE TRANSFER TAX		30-Nov-2015
	CHICAGO:	1,252.50
	CTA:	501.00
	TOTAL:	1,753.50

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EXHIBIT A

Legal Description

UNIT 1 WEST IN RAVENSWOOD GARDENS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 34 IN BLOCK 23 IN RAVENSWOOD GARDENS, A SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON OCTOBER 8, 1993, AS DOCUMENT NUMBER 93807417, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.