

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Mail to:

Peter J. Farzei
444 N. Northwest Hwy, Ste. 340
Park Ridge, IL 60068



Doc#: 1534442031 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 01:28 PM Pg: 1 of 2

Name & Address of Taxpayer:

~~John Michael Ekblad M.C.~~

Benny Scianna
1047 W. Monroe unit #3
Chicago, IL 60607

(Space for Recorder's Use)

THE GRANTOR(S), Waffa Karakly, a single woman

of the City of Chicago, County of COOK State of Illinois

for and in consideration of TEN (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), ~~John Michael Ekblad M.C.~~ Benny Scianna

(Grantee's Address) 1047 W. Monroe, unit #3, Chicago, IL 60607

of the City of Chicago, County of COOK State of Illinois

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

PARCEL 1:

UNIT NUMBER 3 IN THE 1047 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.00 FEET OF THE WEST 75.58 FEET OF THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND

THE EAST 26.64 FEET OF THE WEST 79.92 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628622108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-2 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0628622108, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 17-17-211-046-1005

17-17-211-046-1006

Property Address: 1047 W. Monroe, unit #3, Chicago, IL 60607

BOX 334 CTR

PSA 008114 1/2 Chicago Title

e5

Handwritten signature/initials

Handwritten mark

UNOFFICIAL COPY

Dated this 25th day of February, 2015

(Seal)



(Seal)

(Seal)

(Seal)


(NOTE: Please type or print names below all signatures.)

STATE OF MASSACHUSETTS)
) SS
COUNTY OF)

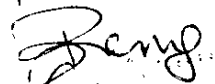
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Waffa Karkukly**

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 25th day of February, 2015.

REAL ESTATE TRANSFER TAX		05-Nov-2015
	CHICAGO:	3,247.50
	CTA:	1,239.00
	TOTAL:	4,486.50
17-17-211-046-1006 20151001640294 2-060-700-952		

(Seal)


(BRENDA WONG) Notary Public

My commission expires: N/A

REAL ESTATE TRANSFER TAX		05-Nov-2015
 	COUNTY:	216.50
	ILLINOIS:	433.00
	TOTAL:	649.50
17-17-211-046-1006 20151001640294 0-546-883-648		

COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer: ✓
Theresa L. Panzica
Theresa L. Panzica LLC
2510 W. Irving Park
Chicago, IL 60618

Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.
Date:

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$519,600.00 until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.