

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1535029004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/16/2015 02:38 PM Pg: 1 of 3

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

151 241 9 1/2

THE GRANTOR(S), DAVID S. WAXMAN, single, of 7257 N. Hamilton Ave., Unit 1S, City of Chicago, County of Cook, State of Illinois, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to IVY COBBINS, single, of 2727 N. Congress Parkway, Unit 3, Chicago, IL 60601, City of Chicago, the County of Cook, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ADDRESS: 7257 N. HAMILTON AVENUE, UNIT 1S, CHICAGO, IL 60645  
LEGAL DESCRIPTION: ATTACHED HERETO

**SUBJECT TO:** all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, Declaration of Condominium recorded as document number 0435219024 and as amended from time to time

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

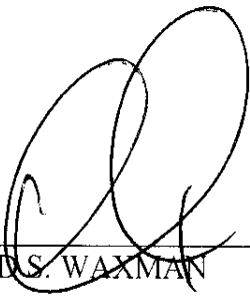
Permanent Real Estate Index Number(s): 11-30-322-043-1002  
Address of Real Estate: 7257 N. HAMILTON AVENUE, UNIT 1S, CHICAGO, IL 60645

Dated this 30th day of November, 2015

PRAIRIE TITLE # 1512419

Rw

# UNOFFICIAL COPY



DAVID S. WAXMAN

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID S. WAXMAN, personally known to me to be the 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 30<sup>th</sup> day of November, 2015

Michelle F Fischer (Notary Public)





Prepared By:  
AMY MURAN FELTON, ESQ.  
332 LINDEN AVENUE  
OAK PARK, ILLINOIS 60302

Mail To:  
BRENNAN LAW OFFICES, LTD.  
155 N. MICHIGAN AVENUE, SUITE 700  
CHICAGO, IL 60601

REAL ESTATE TRANSFER TAX		16-Dec-2015
	CHICAGO:	2,542.50
	CTA:	1,017.00
	<b>TOTAL:</b>	<b>3,559.50</b>

Name and Address of Taxpayer/Address of Property:  
IVY COBBINS  
7257 N. HAMILTON AVENUE, UNIT 1S  
CHICAGO, IL 60645

11-30-322-043-1002 | 20151101642830 | 2-090-767-424

REAL ESTATE TRANSFER TAX		16-Dec-2015
	COUNTY:	169.50
	ILLINOIS:	339.00
	<b>TOTAL:</b>	<b>508.50</b>

11-30-322-043-1002 | 20151101642830 | 0-362-124-352

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

**UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7257 NORTH HAMILTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0435219024, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE P-6, AND STORAGE SPACE S-1S, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 7257 N. Hamilton Avenue, Unit 1S, Chicago , IL 60645**

**PERMANENT INDEX NUMBER: 11-30-322-043-1002**

Property of Cook County Clerk's Office