

# UNOFFICIAL COPY

## WARRANTY DEED

19603046

# USI

THE GRANTORS



Doc#: 1535146023 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2015 11:20 AM Pg: 1 of 2

(The space above for Recorder's use only)

Benjamin Nikolin and Alicia Nikolin, Husband and Wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Karen Washington, **A SINGLE WOMAN**

in the following described Real Estate situated in Cook County, Illinois, commonly known as 2367 E. 70th Place, Unit 1A, and Parking Space 7, Chicago, IL 60649, legally described as:

### PARCEL 1:

UNIT 54-G IN LAKESHORE POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 4 AND CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 5, BOTH IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00538112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

PARKING SPACE 7 IN LAKESHORE POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 4 AND CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 5, BOTH IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00538112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

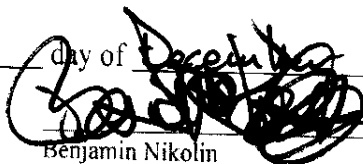

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2015 and subsequent years.

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

# UNOFFICIAL COPY

Permanent Index Number (PIN): 20-24-430-011-1035 and 20-24-430-011-1095  
Address(es) of Real Estate: 2367 E. 70th Place, Unit 1A, and Parking Space 7, Chicago, IL 60649

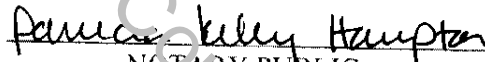
Dated this 8 day of December, 2015.

 (SEAL)  (SEAL)  
Benjamin Nikolin Alicia Nikolin

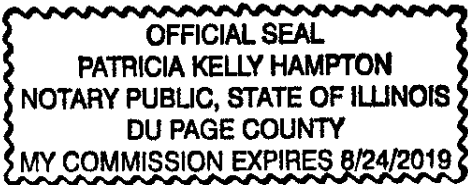
STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin Nikolin and Alicia Nikolin personally known to me to be the same persons whose names subscribed in 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 8 day of December, 2015.

  
NOTARY PUBLIC

Commission expires 8-24-19



This instrument was prepared by: Michael Brady, 17407 67th Court, Suite 1, Tinley Park, IL 60477

**MAIL TO:**



Kimberly S. Freeland  
Attorney at Law  
618 W. Fulton  
Chicago, IL 60661


**SEND SUBSEQUENT TAX BILLS TO:**

Karen Washington  
2367 E. 70th Place, Unit 1A, and Parking Space 7  
Chicago, IL 60649

OR

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		15-Dec-2015
	COUNTY:	77.50
	ILLINOIS:	155.00
	<b>TOTAL:</b>	<b>232.50</b>
20-24-430-011-1035   20151201651149   1-147-802-688		

REAL ESTATE TRANSFER TAX		15-Dec-2015
	CHICAGO:	1,162.50
	CTA:	465.00
	<b>TOTAL:</b>	<b>1,627.50</b>
20-24-430-011-1035   20151201651149   0-315-630-656		