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Doc#: 1600401015 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2016 10:56 AM Pg: 1 of 4



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Mark B. Daniels and Susan J. Daniels, husband and wife, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Amy L. Poklar, a single woman 495 North Street, Chagrin Falls, OH all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is not homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws; general real estate taxes not yet due or payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~jointly~~ forever.

Permanent Real Estate Index Number(s): 14-30-222-173-1061
Address(es) of Real Estate: 2801 N. Wolcott, #2801-C, Chicago, IL 60657

Dated this 17th day of December, 20 15

Mark B. Daniels

Susan J. Daniels

FIRST AMERICAN TITLE
FILE # 2702998

1082

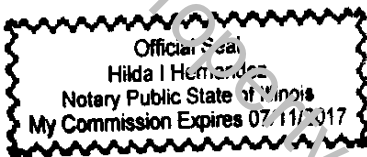
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark B. Daniels and Susan J. Daniels, personally known to me to be the same persons whose name 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 17th day of December, 20 15.



Hilda I. Hernandez (Notary Public)

Prepared by:
Neal M. Ross, Esq.
670 N. Clark St., Suite #300-W
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		24-Dec-2015
	CHICAGO:	2,887.50
	CTA:	1,155.00
	TOTAL:	4,042.50

14-30-222-173-1061 | 20151201653528 | 1-932-391-488
Total does not include any applicable penalty or interest due.

Mail To:
Amy L. Poklar
2801 N. Wolcott - Unit C
Chicago, IL 60657

Grantee's Address & Mail tax bills to:
Amy L. Poklar
2801 N. Wolcott - Unit C
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		24-Dec-2015
	COUNTY:	192.50
	ILLINOIS:	385.00
	TOTAL:	577.50

14-30-222-173-1061 | 20151201653528 | 0-751-563-840

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 2801-C IN THE LANDMARK VILLAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE - UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164, INCLUSIVE IN WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 154 THROUGH 164 AND PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1994 AS DOCUMENT 94658101, IN COOK COUNTY, ILLINOIS.

AND

LOTS 23 AND 45 IN LANDMARK VILLAGE UNIT 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THROUGH 232, INCLUSIVE, IN THE WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 165 THROUGH 175, AND PART OF VACATED WEST WOLFRAM STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 222 THROUGH 232, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1995 AS DOCUMENT 95027318, IN COOK COUNTY, ILLINOIS.

AND

LOTS 59, 66, 67, 68, 69, 70 AND 71 IN LANDMARK VILLAGE - UNIT 3, BEING A RE-SUBDIVISION OF LOTS 233 THROUGH 243, INCLUSIVE, AND LOTS 290 THROUGH 300, INCLUSIVE, W. M. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST WOLFRAM STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 233 THROUGH 243, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1995 AS DOCUMENT 95295114, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 28, 1994 AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 22, 1996 AS DOCUMENT 96646366, AND AMENDED BY AMENDMENTS RECORDED ON SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, AND RECORDED ON JANUARY 17, 1995 AS DOCUMENT 95034418, AND RECORDED ON MAY 11, 1995 AS DOCUMENT 95310157, AND RECORDED JUNE 27, 1995 AS DOCUMENT 95414357 AND RECORDED SEPTEMBER 28, 1995 AS DOCUMENT 95657251 AND RECORDED ON DECEMBER 7, 1995, AS DOCUMENT 95852534 AND RECORDED APRIL 24, 1996 AS DOCUMENT 96308494, AND RECORDED MAY 24, 1996 AS DOCUMENT 96395273, AND RECORDED AUGUST 22, 1996 AS DOCUMENT 96646367, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21, 22, 58 AND 72 AS CREATED AND SET OUT IN THE PLATS OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT NUMBER 94658101 AND FOR LANDMARK VILLAGE - UNIT 2 RECORDED AS DOCUMENT 95027318, AND FOR LANDMARK VILLAGE - UNIT 3 RECORDED AS DOCUMENT 95295114 AND DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR LANDMARK VILLAGE HOMEOWNERS ASSOCIATION RECORDED JULY 28, 1994 AS DOCUMENT 94667605 AND DECLARATION OF CORRECTION RECORDED AUGUST 22, 1996 AS DOCUMENT 96646368 AND AMENDED BY FIRST AMENDMENT RECORDED ON JANUARY 17, 1995

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AS DOCUMENT 95034419.

Permanent Index #'s: 14-30-222-173-1061 Vol. 0491

Property Address: 2801 N. Wolcott Avenue, Unit C, Chicago, Illinois 60657

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office