

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
AP-37304FAT



Doc#: 1600713044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 11:02 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR US Bank National Association as Trustee for The Home Guardian Trust, a Delaware Statutory Trust and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Trust Agreement of said Trust, CONVEYS and WARRANTS to Curtis Wilson and Melissa Kolski, husband and wife as tenants by the entirety 723 W. Evergreen Avenue, Chicago, IL 60610 Unit A

(Names and Address of Grantee)

As Joint Tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as Joint Tenants forever

Permanent Real Estate Index Number(s): 17-04-113-100-1088

Address(es) of Real Estate: 723 West Evergreen Avenue, Unit A, Chicago, IL 60610

SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2015 and subsequent years.

In Witness Whereof, said Grantor has caused its its name to be signed to these presents by its Authorized Signatory, this 28th day of December, 2015.

US Bank National Association as Trustee for The Home Guardian Trust

X By Jean M. Prady Authorized Agent

REAL ESTATE TRANSFER TAX	07-Jan-2016
CHICAGO:	3,975.00
CTA:	1,590.00
TOTAL:	5,565.00 *

REAL ESTATE TRANSFER TAX	07-Jan-2016
COUNTY:	265.00
ILLINOIS:	530.00
TOTAL:	795.00

17-04-113-100-1088 | 20151201655833 | 0-440-015-936

17-04-113-100-1088 | 20151201655833 | 1-563-159-616

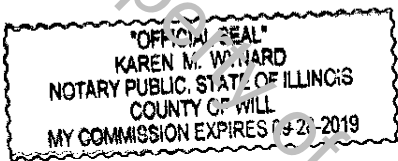
* Total does not include any applicable penalty or interest due.

CCRD REVIEWER RJ

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Warranty Deed

TO



✓ State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan M. Brady personally known to me to be the Authorized Signatory of US Bank National Association as Trustee for The Home Guardian Trust, a Delaware Statutory Trust

and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory, she signed and delivered the said instrument pursuant to authority given by the Trust Agreement of said Trust, as her free and voluntary act, and as the free and voluntary act and deed of said Trust, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 28th day of December, 2015

Commission expires 9-28-2015, Karen M. Winard
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

Rich Magrone
(Name)

8501 W. Higgins 440
(Address)

Chicago IL 60631
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Curtis Wilson & Melissa Kolsti
(Name)

723 W. Evergreen Unit A
(Address)

Chicago IL 60610
(City, State and Zip)

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Exhibit A

Legal description:

UNIT 723-A IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 2, 4 THROUGH 25, 27 THROUGH 30 AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS, STREET AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NO. 0010906035 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL NO.: 17-04-113-100-1088

Note: For information purposes only, the land is known as:

723 WEST EVERGREEN AVENUE, UNIT A, CHICAGO, IL 60610

Property of Cook County Clerk's Office