



GREATER METROPOLITAN TITLE, LLC  
120 S. LaSALLE STREET, SUITE 1700  
CHICAGO, IL 60603  
FILE# 15-1237 1/2

Doc#: 160113085 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/11/2016 03:06 PM Pg: 1 of 3

--- Above Space For Recorder's Use

Warranty Deed

Grantors, DANIEL ZABLOTNEY and CASSANDRA ZABLOTNEY (F/N/A CASSANDRA OSINGA), husband and wife, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Grantee, TROY A. RYSAVY, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:


SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantee.

PIN #: 14-20-103-092-1020

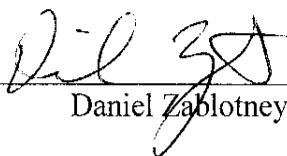
Address of Real Estate: 1264 W. Byron <sup>St.</sup>, Chicago, IL ~~60607~~ <sup>60613</sup>



Dated as of the <sup>10<sup>th</sup></sup> day of November, 2015.

REAL ESTATE TRANSFER TAX	23-Dec-2015
 CHICAGO:	1,942.50
CTA:	777.00
<b>TOTAL:</b>	<b>2,719.50 *</b>

14-20-103-092-1020 | 20151101645186 | 1-910-666-304

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

  
Daniel Zabloutney

REAL ESTATE TRANSFER TAX	23-Dec-2015
 COUNTY:	129.50
 ILLINOIS:	259.00
<b>TOTAL:</b>	<b>388.50</b>

14-20-103-092-1020 | 20151101645186 | 1-386-411-072

  
Cassandra Zabloutney  
(f/n/a Cassandra Osinga)

R/15/16

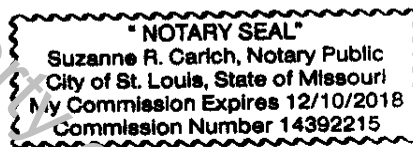
SSA  
SSC  
INT

**UNOFFICIAL COPY**

State of Missouri )  
 ) SS:  
 County of St. Louis )

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Daniel Zabloutney, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10<sup>th</sup> day of November, 2015.

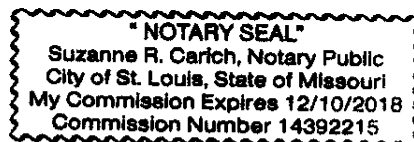


*Suzanne R. Carich*  
 Notary Public

State of Missouri )  
 ) SS:  
 County of St. Louis )

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Cassandra Zabloutney, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10<sup>th</sup> day of November, 2015.



*Suzanne R. Carich*  
 Notary Public

<b>Mail to:</b>	<b>Send Tax Bills to:</b>
LAW OFFICES of DONALD C. BATTAGLIA, LTD. 5543 W. DIVERSEY AVENUE CHICAGO, ILLINOIS 60639	Troy Rysavy 1264 W. Byron, Unit 2 Chicago, IL 60607

**Document Prepared by:**

Joel H. Feldman  
 312 North May Street, Suite 100  
 Chicago, Illinois 60607

# UNOFFICIAL COPY

File Number: 15-1237

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 1264-2 IN THE BYRON STREET CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE WEST 63.97 FEET OF THE LOT 1 AND THE WEST 63.97 FEET OF THE NORTH 2.45 FEET OF LOT 2, THE WEST 103.97 FEET OF LOT 3 (EXCEPT THAT PART OF THE NORTH 4.45 FEET LYING EAST OF THE WEST 103.97 FEET THEREOF) AND THE WEST 178.00 FEET LOTS 3, 4 AND 5 (EXCEPT THE NORTH 4.45 FEET, LYING EAST OF THE WEST 103.97 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALLEY AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THAT PART OF LOTS 3, 4 AND 5 LYING EAST OF THE WEST 178.00 FEET (EXCEPT THE NORTH 4.45 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALLEY AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97067011, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97067011.  
14-20-103-092-1020