

# UNOFFICIAL COPY



Doc#: 1602141050 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2016 12:50 PM Pg: 1 of 4

## WARRANTY DEED STATE OF ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR, MOLLY BUKRO, AN UNMARRIED WOMAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO TOBY HOWARD OSBORNE,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:


SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 511 WEST DIVISION STREET, UNIT 03-511 AND P03-043, CHICAGO, ILLINOIS 60610 - 1796

PERMANENT INDEX NUMBER(S): 17-04-307-054-4170; 17-04-307-054-4361



SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 1.12.16

| REAL ESTATE TRANSFER TAX  |          | 14-Jan-2016 |
|---|----------|-------------|
|  | CHICAGO: | 1,800.00    |
|   | CTA:     | 720.00      |
|   | TOTAL:   | 2,520.00 *  |

17-04-307-054-4170 | 20151101644091 | 0-118-156-352

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

| REAL ESTATE TRANSFER TAX  |           | 14-Jan-2016 |
|---|-----------|-------------|
|  | COUNTY:   | 120.00      |
|  | ILLINOIS: | 240.00      |
|   | TOTAL:    | 360.00      |

17-04-307-054-4170 | 20151101644091 | 1-465-285-696

**BOX 138314**

M2

15 W 9th 1077482 NP

Chicago Title

ms

BT

S  
P  
C  
Y  
4  
N  
Y  
10

# UNOFFICIAL COPY

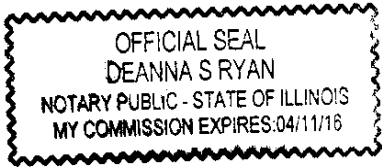
Molly Bukro (SEAL)  
MOLLY BUKRO

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 **MOLLY BUKRO**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 NOTARIAL SEAL, THIS 12 DAY OF JANUARY, 2016.

MY COMMISSION EXPIRES: 04.11.16 \_\_\_\_\_  
NOTARY PUBLIC



|   |  |                          |
|---|--|--------------------------|
| This Instrument was Prepared By:<br><br>Ryan Law Group, Ltd.<br><br>1121 West Wrightwood<br><br>Chicago, Illinois 60614 | Send Subsequent Tax Bills to:<br><br>Toby Howard Osborne<br><br>511 W Division St, Unit 511<br><br>Chicago, IL 60610 | After Recording Mail To: |
|---|--|--------------------------|

# UNOFFICIAL COPY

## EXHIBIT A

Order No.: 15WSA102748CNA

For APN/Parcel ID(s): 17-04-307-054-4170 and 17-04-307-054-4361

THE ESTATE OF INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS POLICY AND COVERED HEREIN IS A LEASEHOLD

PARCEL 1: UNIT 03-S/1 AND P03-043 IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 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 PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0818345111, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED IN SECTION 2.04 OF THE

# UNOFFICIAL COPY

**EXHIBIT A**  
(continued)

COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NO. 0727815136 AND  
CREATED BY THIS SPECIAL WARRANTY DEED.

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office