

EMT 15022651/2

WARRANTY DEED
Illinois Statutory



Doc#: 1602516043 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2016 12:44 PM Pg: 1 of 3

PROPER METROPOLITAN TITLE, LLC
111 S. LA SALLE STREET
CHICAGO, IL 60603

THE GRANTOR:

GREGORY BADDICK, aka
SINGLE INDIVIDUAL, Gregory
Elgin, Illinois Braddick

Above space for Recorder's use only
for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

RYAN VERNER,
A SINGLE INDIVIDUAL, of
2126 West Schiller Street, Apartment 2
Chicago, Illinois 60622

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

see EXHIBIT A, Legal Description, attached hereto
and made a part hereof by reference.

Subject to: covenants, conditions, a restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the Grantor.

And, as applicable, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-17-212-016-1125, 17-17-212-016-1225

Address of Real Estate: 111 South Morgan Street, Unit 725
Chicago, Illinois 60607

[Signatures on following page]

REAL ESTATE TRANSFER TAX	18-Jan-2016
CHICAGO:	3,300.00
CTA:	1,320.00
TOTAL:	4,620.00 *

17-17-212-016-1125 | 20160101660905 | 1-369-637-440

REAL ESTATE TRANSFER TAX	18-Jan-2016
COUNTY:	220.00
ILLINOIS:	440.00
TOTAL:	660.00

17-17-212-016-1125 | 20160101660905 | 0-832-766-528

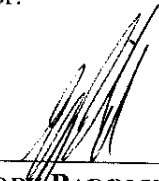
* Total does not include any applicable penalty or interest due.

1/25/16

UNOFFICIAL COPY

Dated this 13 day of January 2016.

Grantor:



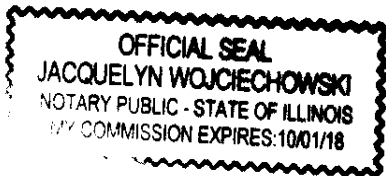
GREGORY BADDICK

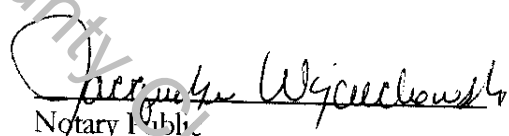
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT: Gregory Baddick, 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 acts, including any release and waiver of the right of homestead, if applicable.

Given under my hand and official seal, this 13th day of January, 2016.

Seal:





Notary Public

Prepared By: **JOHNSON LAW, LLC**
The Republic Bank Building
120 West Madison Street
Suite 6000
Chicago, Illinois 60602

After Recording, Mail To:

Ryan Verner
2126 West Schiller Street
Apartment 2
Chicago, Illinois 60622

Mail all Future Tax Bills To:

Ryan Verner
2126 West Schiller Street
Apartment 2
Chicago, Illinois 60622

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File Number: 15-0265

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Units 725 and PU158 in One One One Morgan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0030258832, as amended from time to time, in Duncan's Addition to Chicago in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of storage locker number S134, a limited common element as delineated on the survey attached to the Declaration of Condominium recorded as Document Number 0030258832.

17-17-212-016-1125, 17-17-212-016-1225