

# UNOFFICIAL COPY



Doc#: 1603319116 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2016 12:32 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Joint Tenants**

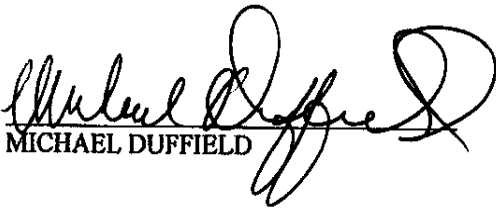
THE GRANTOR(S), MICHAEL DUFFIELD, a married man, 3106 Turnberry Rd. St., of the City of St. Charles, County of KANE, State of IL, and JOHN M. DUFFIELD, a married man, 330 W. Grand Ave. #2002, of the City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to RYAN QUINN, an unmarried man, and SARAH BROWN, an unmarried woman, as JOINT TENANTS, and not as Tenants in Common, nor as Tenants by the Entirety, of 469 W. Huron St., Apt. 1704, Chicago, IL 60654, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and 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.

Permanent Real Estate Index Number(s): 17-09-236-026-1086; 17-09-236-026-1113.  
Address(es) of Real Estate: 330 W. Grand Ave., #2002 & P15, Chicago, IL 60654.

Dated this 16 day of January, 2016.

  
MICHAEL DUFFIELD

  
JOHN M. DUFFIELD

161570

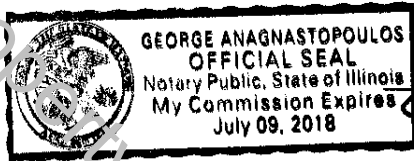
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STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL DUFFIELD and JOHN M. DUFFIELD, father and son, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 16<sup>th</sup> day of January, 20 16.



(Notary Public)

**Prepared by:**

Kevin Mitrick, Esq.  
Spain, Spain & Varnet P.C.  
33 North Dearborn Street, Suite 2220  
Chicago, IL 60602

**REAL ESTATE TRANSFER TAX**

02-Feb-2016



CHICAGO: 3,600.00  
CTA: 1,440.00  
TOTAL: 5,040.00 \*

17-09-236-026-1086 | 20151201651583 | 1-374-782-016

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

**Mail To:**

Stuart Sheldon, Esq.  
1 E. Wacker Dr. #2610  
Chicago, IL 60601

**REAL ESTATE TRANSFER TAX**

02-Feb-2016



COUNTY: 240.00  
ILLINOIS: 480.00  
TOTAL: 720.00

17-09-236-026-1086 | 20151201651583 | 1-911-652-928

**Name and Address of Taxpayer:**

RYAN QUINN and SARAH BROWN  
330 W. Grand Ave. #2002  
Chicago, IL 60614

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## EXHIBIT "A"

**Parcel 1:**

Unit 2002 and P15 in the Grand Orleans Condominium as delineated on a survey of the following described real estate:

Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as exhibit "E" to the Declaration of Condominium recorded as document number 0529327126, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of Storage Space S87, a limited common elements as delineated on the Declaration of Condominium recorded as document 0529327126 as amended from time to time.

**Parcel 3:**

Easements appurtenant for the benefit of Parcel 3 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 20, 2005 as document number 0529327125, for structural support, for ingress and egress, for access to and maintenance of facilities, and for encroachments, common walls, floors and ceilings over the land described therein. (said land commonly referred to as the Commercial Property)

PIN(S): 17-09-236-026-1080 and 17-09-236-026-1113

Property of Cook County Clerk's Office