

UNOFFICIAL COPY

WARRANTY DEED

STC 01146-40393

WHEN RECORDED, MAIL TO:
Donald C. Battaglia, Esq.
5543 W. Diversey Avenue
Chicago, Illinois 60639

Doc#: 1604157079 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2016 11:52 AM Pg: 1 of 2

Dec ID 20160201667232
ST/CO Stamp 0-796-463-680 ST Tax \$204.00 CO Tax \$102.00
City Stamp 1-309-585-984 City Tax: \$2,142.00

SEND SUBSEQUENT TAX BILLS TO:
EFM, LLC

SHERI MILLER

485 HALF DAY RD. SUITE 200
BUFFALO GROVE, IL 60089

GRANTORS, **William K. Cooper and Marcia A. Cooper**, husband and wife, both of Cotese, Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **EFM, LLC**, of Wilmington, DE, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

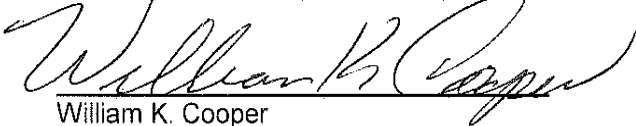
Permanent Index No.: 17-04-210-030-1003.

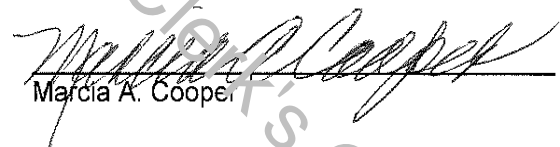
Property Address: 1520 N. State Parkway, Unit 1A, Chicago, Illinois 60610.

Subject to the following, if any: (1) General real estate taxes for the year 2015-2nd installment and subsequent years; (2) public and utility easements of record, if any; (3) Purchaser's mortgages of record, if any; (4) covenants, conditions and restrictions of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 1 Day of February, 2016.

DATED this 1 Day of February, 2016.


William K. Cooper


Marcia A. Cooper

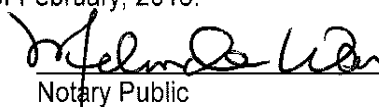
STATE OF FLORIDA)
COUNTY OF Lee) ss

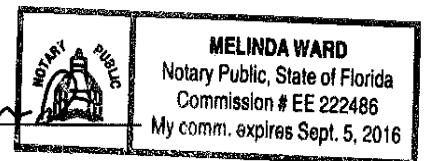
STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that WILLIAM K. COOPER and MARCIA A. COOPER, husband and wife, personally known to me to be the same persons whose names 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, including the release and waiver of the right of homestead.


Given under my hand and notary seal, this 1st Day of February, 2016.



My commission expires Sept 1 2016


Notary Public



PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	08-Feb-2016
	CHICAGO: 1,530.00
	CTA: 612.00
	TOTAL: 2,142.00 *

REAL ESTATE TRANSFER TAX	09-Feb-2016
	COUNTY: 102.00
	ILLINOIS: 204.00
	TOTAL: 306.00

17-04-210-030-1003 | 20160201667232 | 1-309-585-984

17-04-210-030-1003 | 20160201667232 | 0-796-463-680

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

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COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Unit 1A, in 1520 North State Parkway Condominium as delineated on a survey of the following described real estate:
Lot 13 (except the North 10 feet thereof), all of Lot 14 and the North 10 feet of Lot 15 in subdivision of Lot "A" in Block 1 in Catholic Bishop of Chicago subdivision of Lot 13 in Bronson's Addition to Chicago, a subdivision of the Northeast quarter (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 "A" to the Declaration of Condominium recorded as Document No. 24642373, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office