

UNOFFICIAL COPY

WARRANTY DEED TO INDIVIDUAL



Doc#: 1605550001 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2016 08:58 AM Pg: 1 of 2

1 of 3
THE GRANTOR (S) James Meyer, a married man, of 3644 N. Leavitt Street #2, Chicago Illinois, for and in consideration of Ten & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS & WARRANTS to Daniel E. Zelazik, in FEE SIMPLE the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(see Exhibit A for legal description).

Subject To: General taxes for 2015 and subsequent years and (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party walls rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

This is not Homestead Property

Permanent Real Estate Index Number: 13-25-218-046-1002
Common Address: 2951 N. Talman Avenue, Unit 2F, Chicago Illinois

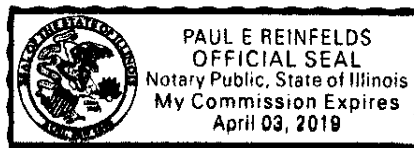
DATED this 10th Day of February 2016

James Meyer

State of Illinois, County of Cook, I PAUL REINFELDS the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Meyer 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, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 10th Day of February 2016

Commission expires 4/3/2019



Notary Public

This document was prepared by Szczypta & Kaczor, 7036 W. Belmont Ave., Chicago, IL 60634.

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EXHIBIT A

Permanent Real Estate Index Number: 13-25-218-046-1002
 Common Address: 2951 N. Talman Avenue, Unit 2F, Chicago, Illinois

LEGAL DESCRIPTION

Legal:

PARCEL 1: UNIT 2F IN 2951 NORTH TALMAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH ½ OF LOT 22, AND ALL OF LOT 21 IN BLOCK 1 OF F.C. GEHRKE'S SUBDIVISION OF PART OF LOT 6 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509634095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-3) AND STORAGE SPACE S-2), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0509634035.


After Recording Mail To:

Philip Jacob
2510 Monterey Dr.
Plainfield, IL 60586

Mail Tax Bill To:

Daniel Zelozik
2951 N. Talman Ave, #2F
Chicago, IL 60618



REAL ESTATE TRANSFER TAX 23-Feb-2016

	CHICAGO:	1,245.00
	CTA:	498.00
	TOTAL:	1,743.00

13-25-218-046-1002 | 20160201671401 | 0-509-172-7777

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

REAL ESTATE TRANSFER TAX 23-Feb-2016

		COUNTY:	83.00
		ILLINOIS:	166.00
		TOTAL:	249.00

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