

THIS DOCUMENT WAS PREPARED BY:

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AFTER RECORDING, MAIL TO:

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ste 3100
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Doc#: 1606919030 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 10:31 AM Pg: 1 of 3

16-261642

NORTH AMERICAN TITLE COMPANY

WARRANTY DEED

NICOLE GAYNOR, N/K/A NICOLE G. BUTLER, MARRIED TO JOHN DIAMOND BUTLER, OF NORTHBROOK, ILLINOIS (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to (Grantee), RYAN ZIELINSKI, A SINGLE PERSON, all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit: 1315 N. Bosworth Ave.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; 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: 17-05-116-120-1008

Address of Real Estate: 1315 N. BOSWORTH AVE. UNIT 8 CHICAGO, IL 60642

[THIS IS NOT A HOMESTEAD PROPERTY]

[EXECUTION PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	07-Mar-2016
CHICAGO:	2,610.00
CTA:	1,044.00
TOTAL:	3,654.00 *

17-05-116-120-1008 | 20160301676856 | 1-328-170-560

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

REAL ESTATE TRANSFER TAX	07-Mar-2016
COUNTY:	174.00
ILLINOIS:	348.00
TOTAL:	522.00

17-05-116-120-1008 | 20160301676856 | 0-017-840-704

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 6 day of March, 2016.

Nicole Gaynor N/K/A Nicole G. Butler

NICOLE GAYNOR, N/K/A NICOLE G. BUTLER

Property of Cook County Clerk's Office	Send Subsequent Tax Bills To:
	<u>RYAN ZELINSKI</u>
	(Name)
	<u>1315 N. BOSWORTH AVE. UNIT 8</u>
	(Address)
<u>CHICAGO, IL 60642</u>	
(City, State, Zip)	

State of ILLINOIS SS.
County of COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICOLE GAYNOR N/K/A/ NICOLE G. BUTLER is 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 she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of March, 2016.

Joan Elizabeth Maloney

NOTARY PUBLIC



UNOFFICIAL COPY

15826-16-261642-IL

Property Address: 1315 N. Bosworth Avenue, Unit 8, Chicago, IL 60642

Parcel ID: 17-05-116-120-1008

PARCEL 1:

UNIT 1315-8 IN THE BOSWORTH PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 20 (EXCEPT THE NORTH 3.83 FEET THEREOF) AND THE NORTH 12 FEET OF LOT 19 IN HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 031189080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 031189080.

Property of Cook County Clerk's Office