

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Doc#: 1607156055 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2016 12:31 PM Pg: 1 of 3

Dec ID 20160201674157
ST/CO Stamp 2-086-058-560 ST Tax \$425.00 CO Tax \$212.50
City Stamp 0-886-605-376 City Tax: \$4,462.50

Mail To:

Jeffrey D. Woods, Esq.
1447 W. Jefferson
Unit 1
Chicago, IL 60657

Send Subsequent Tax Bills To:

Stefan M. Kovacs
420 W. Ontario St.
Unit 302
Chicago, IL 60654

RECORDER'S STAMP

Bwl6 -26885-16f2 DC

THE GRANTORS, Matthew Weiner and Rebecca Pernikoff, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

A single man

CONVEY and WARRANT to Stefan M. Kovacs, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2015 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-09-127-040-1012 (affects Unit 302)
17-09-127-~~040~~-1317 (affects Unit P-407)
039

Property Address: 420 W. Ontario Street, Apt 302, Chicago, Illinois 60654
and P-407

SIGNATURE PAGE FOLLOWS

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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Dated this 16 day of February, 2016.

Matthew Weiner

Matthew Weiner

Rebecca Pernikoff

Rebecca Pernikoff

STATE OF IL)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Weiner and Rebecca Pernikoff are 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.

Subscribed and sworn to before me this 16 day of FEBRUARY, 2016.

Monica Perez

Notary Public

My Commission Expires: 17DEC2018



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Jeffrey D. Woods, Esq.
1447 W. Jefferson
Unit 1
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Stefan M. Kovacs
420 W. Ontario St.
Unit 302
Chicago, IL 60654

REAL ESTATE TRANSFER TAX 08-Mar-2016



COUNTY: 212.50
ILLINOIS: 425.00
TOTAL: 637.50

17-09-127-040-1012 | 20160201674157 | 2-086-058-560

REAL ESTATE TRANSFER TAX 08-Mar-2016



CHICAGO: 3,187.50
CTA: 1,275.00
TOTAL: 4,462.50 *

17-09-127-040-1012 | 20160201674157 | 0-886-605-376

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

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Exhibit A

LEGAL DESCRIPTION:

PARCEL 1: UNIT 302, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 420 W. ONTARIO RESIDENTIAL CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99947221, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PARKING UNIT P-407, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN ERIE CENTRE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97719736, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 420 W. Ontario Street, Apt 302, Chicago, IL 60654

Property of Cook County Clerk's Office