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Doc#: 1607549079 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2016 12:57 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20160301676383
ST/CO Stamp 0-013-518-400 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-770-830-400 City Tax: \$2,992.50

THE GRANTORS, MICHAEL BLACKBURN AND ANNE ELIZABETH ACORN, husband and wife, for and in consideration of ten dollars (\$10.00) in hand paid, CONVEY AND WARRANT TO THE GRANTEES, KEVIN MITBY-MANNING AND JENNA MITBY-MANNING, husband and wife, as tenants by the entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

For Recorder's Use Only

(See Exhibit A attached hereto.)

Subject to: 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; and general real estate taxes not yet due and payable.


Property Index Number: 14-17-205-061-1004
Address of Real Estate: 845 W. Lawrence Avenue, Unit 1W, Chicago, IL 60640

Dated this 3 day of March, 2016.


MICHAEL BLACKBURN




ANNE ELIZABETH ACORN

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

REAL ESTATE TRANSFER TAX		07-Mar-2016
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50 *

14-17-205-061-1004 | 20160301676383 | 1-770-830-400

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

REAL ESTATE TRANSFER TAX		07-Mar-2016
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50

14-17-205-061-1004 | 20160301676383 | 0-013-518-400

lot 3
Bw16-27084

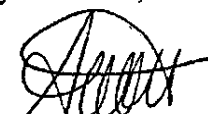
UNOFFICIAL COPY

STATE OF Virginia)
COUNTY OF Fenwick) ss:

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Michael Blackburn**, 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.

Given under my hand and official seal, this 3rd day of March, 2016.

ASTER YIHDEGO-ABEBE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2017
COMMISSION # 7266732



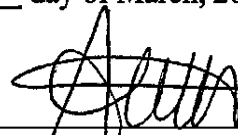
NOTARY PUBLIC

STATE OF Virginia)
COUNTY OF Fairfax) ss:

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Anne Elizabeth Acorn**, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of March, 2016.

ASTER YIHDEGO-ABEBE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2017
COMMISSION # 7266732



NOTARY PUBLIC

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 1-W IN THE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 (EXCEPT THE EAST 11.72 FEET THEREOF), AND ALL OF LOT 3 IN MARIE FRANCE VIBERT'S RESUBDIVISION OF LOTS 6 AND 7 IN THE SUBDIVISION OF THE NORTH 4 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 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 NUMBER 0418339056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1W, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0418339056.

Commonly known as: 845 W. Lawrence Avenue, Unit 1W, Chicago, IL 60640

PREPARED BY:

WILLIAM S. BAZIANOS
ROESER BUCHEIT & GRAHAM LLC
TWO NORTH RIVERSIDE PLAZA, SUITE 1420
CHICAGO, IL 60606

Mail tax bills to:

Koula Mitby Manantay
845 W. Lawrence Ave, Unit 1W
Chicago, IL 60640

After Recording Return to:

Jeremy Bell
2015 W. Fullerton Ave.
Chicago, IL 60647