

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc#: 1607842014 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2016 09:57 AM Pg: 1 of 5

THE GRANTOR(s) Jason Hildebrandt, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Michael G. Jettner, Jr., an unmarried man, of 6148 N. Milwaukee Avenue in Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-30-116-023 1040

Address(es) of Real Estate: 2911 N. Western Avenue, Unit 407, Chicago, Illinois 60618

The date of this deed of conveyance is 3/9/16

(SEAL) Jason Hildebrandt

FIDELITY NATIONAL TITLE

CH16002124

10E2

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Hildebrandt personally known to me to be the same person(s) whose name(s) is(are) 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 the right of homestead.



(Impress Seal Here)

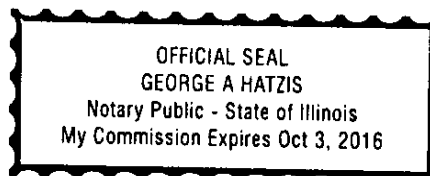
Given under my hand and official seal date March 9th 2016

(My Commission Expires October 3rd 2016)

George A. Hatzis

Notary Public

REAL ESTATE TRANSFER TAX		11-Mar-2016
	COUNTY:	114.25
	ILLINOIS:	228.50
	TOTAL:	342.75
14-30-116-023-1040 20160301678193 0-883-885-632		



1607842014
3/9/16
10E2

BOX 15

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as:

2911 N. Western Avenue, Unit 402
Chicago, Illinois 60618

Legal Description:

PARCEL 1: UNIT 402 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-53 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

REAL ESTATE TRANSFER TAX

11 Mar-2016

CHICAGO: 1,119.75

CTA: 685.50

TOTAL: 2,399.15

14-30-116-023-1040 | 20160301678193 | 0-747-054-656

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

This instrument was prepared by

Staci R. Rhoads, Esq.
4100 N. Marine Drive
Chicago, IL 60613

Send subsequent tax bills to:

Michael G. Jettner, Jr.
2911 N Western Ave
#402
Chicago, IL 60618

Recorder-mail recorded document to:

MICHAEL G. JETTNER JR.
2911 N. WESTERN #402
Chicago, IL 60618

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTORS, Jason Hildebrandt, or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEES, Michael G. Jettner, Jr., shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 3 | 9 | 2016

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Jason Hildebrandt

On this date of: 3 | 9 | 2016

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
GEORGE A HATZIS
Notary Public - State of Illinois
My Commission Expires Oct 3, 2016

GRANTEE SECTION

The GRANTEES, Michael G. Jettner, Jr., or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 03 | 10 | 2016

SIGNATURE: _____

GRANTEE or AGENT

UNOFFICIAL COPY

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): [Signature]

AFFIX

03 | 10 | 2016

"OFFICIAL SEAL"
MARGARITA MONTOYA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/3/2017

NOTARY STAMP BELOW On this date of: 3/10/16

NOTARY SIGNATURE: [Signature]

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))

revised on 10.6.2015

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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LEGAL DESCRIPTION RIDER

For the premises commonly known as:

2911 N. Western Avenue, Unit 402
Chicago, Illinois 60618

Permanent Index Number(s): 14-30-116-023-1040

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Cook County Clerk's Office