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#47148

(OF 2) B

WARRANTY DEED

(ILLINOIS) (Individual to Individual)

Doc#: 1608446107 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 10:57 AM Pg: 1 of 2

Dec ID 20160301676851
ST/CO Stamp 1-484-494-400 ST Tax \$420.00 CO Tax \$210.00
City Stamp 1-733-264-960 City Tax: \$4,410.00

THE GRANTORS, TROY SHOWERMAN
and ERIN NUTT N/K/A ERIN
SHOWERMAN, husband and wife, in the
City of Chicago, County of Cook and State of
Illinois, for and in consideration of the sum of
TEN and 00/100 DOLLARS and other good
and valuable consideration in hand paid,
CONVEYS and WARRANTS to
DANIEL LEKAN, a single man, of 1301 W.
Fletcher Street, Apt. #21, Chicago, IL 60657,
the following described Real Estate situated in
the County of Cook, State of Illinois to wit:

Above Space for Recorder's Use Only

LEGAL DESCRIPTION

PARCEL 1: UNIT 3N IN 2507-09 N. MILWAUKEE CONDOMINIUMS (FORMALLY KNOWN AS 2507-09 N. MILWAUKEE CONDOMINIUMS AT LOGAN STATION) AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 23 AND 24 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634909109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER PARKING SPACE G-3N AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

Common Address: 2507 N. Milwaukee Avenue, Apt. #3N, Chicago, IL 60647
P.I.N.: 13-25-315-067-1005

(Subject to the following: general real estate taxes not due and payable at the time of Closing; 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)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 10th day of March, 2016.

REAL ESTATE TRANSFER TAX 17-Mar-2016



COUNTY:	210.00
ILLINOIS:	420.00
TOTAL:	630.00

13-25-315-067-1005 | 20160301676851 | 1-484-494-400

Troy Showerman

Erin Nutt n/k/a Erin Showerman

{00236985}

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

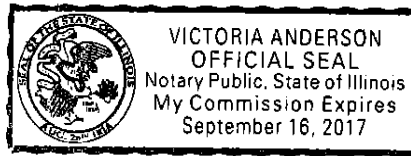
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Erin Nutt n/k/a Erin Showerman 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 own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 11th day of March, 2016.

Victoria Anderson
 NOTARY PUBLIC
 My Commission Expires: 9/16/17



 STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Troy Showerman 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 own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 10th day of March, 2016.

Brittany E. Baumer
 NOTARY PUBLIC
 My Commission Expires: 10/14/19



MAIL TO and SEND SUBSEQUENT TAX BILLS TO:

Daniel Lekan
 2507 N. Milwaukee Avenue, Apt 3N
 Chicago, IL 60647

*This instrument was prepared by Robert M. Gomberg, GOMBERG, SHARFMAN, GOLD AND OSTLER, P.C.,
 208 South LaSalle St., Suite 1410, Chicago, IL 60604*

{00236985}

REAL ESTATE TRANSFER TAX		17-Mar-2016
	CHICAGO:	3,150.00
	CTA:	1,260.00
	TOTAL:	4,410.00 *
13-25-315-067-1005 20160301676851 1-733-264-960		
* Total does not include any applicable penalty or interest due.		