

# UNOFFICIAL COPY

## WARRANTY DEED STATUTORY (ILLINOIS)



Doc#: 1609133014 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2016 08:53 AM Pg: 1 of 3

THE GRANTOR, **JEFFREY P. LEACH**, a single man, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto **MIKE URBANUS**, a single man, \_\_\_\_\_, the following described real estate situated in the County of Cook and State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-23-323-017-1004

Address of real estate: 3557 North Monticello Avenue, Unit 2W, Chicago, Illinois 60618

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

SUBJECT TO the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Dated this 21 day of March, 2016.

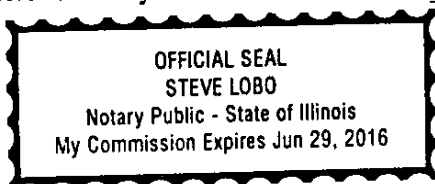
\_\_\_\_\_  
JEFFREY P. LEACH

State of Illinois }  
County of Cook } SS.

**FIRST AMERICAN TITLE**  
FILE # 101 2725603

I, Steve Lobo, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JEFFREY P. LEACH**, a single man, 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, including the release and waiver of the right of homestead.

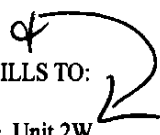
Given under my hand and notarial seal this 21 day of March, 2016.



\_\_\_\_\_  
Notary Public  
Commission Expires 6/29/2016

S Y  
P 3  
S N  
SC Y  
INT W


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*Mail to:* 



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:  
Mike Urbanus  
3358 North Monticello Avenue, Unit 2W  
Chicago, Illinois 60618

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Mar-2016
	CHICAGO:	1,518.75
	CTA:	607.50
	TOTAL:	2,126.25 *

13-23-323-017-1004 | 20160301683340 | 2-004-465-216  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Mar-2016
	COUNTY:	101.25
	ILLINOIS:	202.50
	TOTAL:	303.75

13-23-323-017-1004 | 20160301683340 | 1-317-597-888

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT 2-W AND AN EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT P-2-W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3358 N. MONTICELLO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021302340, IN SOUTHWEST 1/4 SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-23-323-017-1004 Vol. 0352

Property Address: 3358 North Monticello Avenue, Unit, Chicago, Illinois 60618

Property of Cook County Clerk's Office