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WARRANTY DEED

STATUTORY (ILLINOIS)
(Individual to Individual)

Doc#: 1609233005 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2016 09:26 AM Pg: 1 of 3

1609233005/801

①

THE GRANTOR, ANTON KRISTL and
DANIELA KRISTL, his wife,

1/3

Property of Cook County Clerk's Office

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to:

VERNES KARADZUZ,
1801 WEST ARGYLE STREET #102, CHICAGO ILLINOIS 60640,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit "A" for legal description.

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

SUBJECT TO: All 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 due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-12-115-052-1007

Address of Real Estate: 2901 WEST SUMMERDALE . UNIT B2, CHICAGO, ILLINOIS 60625

1aka2B

DATED this 28th day of MARCH 2016.

Anton Kristl
ANTON KRISTL

Daniela Kristl
DANIELA KRISTL

(SEAL)

(SEAL)

Y
3
N
Y
INT

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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REAL ESTATE TRANSFER TAX

30-Mar-2016



COUNTY:	47.00
ILLINOIS:	94.00
TOTAL:	141.00

13-12-115-052-1007 | 20160301680460 | 1-892-136-512

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTON KRISTL and DANIELA KRISTL, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of MARCH, 2016.



NOTARY SEAL

P. Jerome Jakubco
 NOTARY PUBLIC

Commission expires 10-9 2017

This Instrument was prepared by: **JAKUBCO RICHARDS & JAKUBCO P.C.**
 2224 WEST IRVING PARK ROAD
 CHICAGO, ILLINOIS 60618

MAIL TO: VERNES KARADZUZ
1801 W. ARBYLE ST. #102
CHICAGO, IL 60640

REAL ESTATE TRANSFER TAX

30-Mar-2016



CHICAGO:	705.00
CTA:	282.00
TOTAL:	987.00 *

13-12-115-052-1007 | 20160301680460 | 0-653-817-408

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

SEND SUBSEQUENT TAX BILLS TO:

VERNES KARADZUZ
2901 W. Summerdale # B2.
Chicago IL 60625

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EXHIBIT "A"

PARCEL 1:

UNIT B2 IN THE 2901-07 W. SUMMERDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 453 AND 454 AND THE WEST 6 FEET OF LOT 455 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 2, IN SECTION 12, 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 OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532134076, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO CITY BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1968 AND KNOWN AS TRUST NUMBER 8122 TO ADOLPH TEITZ AND MONIKA H. TEITZ, HIS WIFE, DATED JUNE 1, 1972 AND RECORDED JULY 5, 1972 AS DOCUMENT 21962767 FOR INGRESS AND EGRESS OVER THE EAST 6.0 FEET OF LOT 452 IN WILLIAM BRITIGAN'S GOLF CLUB ADDITION NUMBER 2, AFORESAID.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF S-2B LIMITED COMMON ELEMENT, AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0532134076.

PERMANENT INDEX NUMBER: 13-12-115-052-1007

COMMONLY KNOWN AS: 2901 WEST SUMMERDALE
UNIT B2 aka 2B
CHICAGO, ILLINOIS 60625