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Doc#. 1610408022 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/13/2016 09:47 AM Pg: 1 of 3

Dec ID 20160401686825

ST/CO Stamp 1-867-943-488 ST Tax \$400.00 CO Tax \$200.00

City Stamp 1-792-069-184 City Tax: \$4,200.00

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

WARRANTY DEED

The Grantor, Michael S. Gulland, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Pollers (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Grantee:

Austin B. Vance Jasing Man 1655 N. Damen Avenue, Unit 2 Chicago, IL 60647

the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 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 due and payable at the time of Closing. To have and to hold said premises forever.

Real Estate Permanent Index Number: 14-31-319-029-1081 and 14-31-319-029-1131

Address of Real Estate: 2300 W. Wabansia Avenue, Unit 308 and P-18, Chicago, Illinois 60647

Dated this $\frac{7}{2}$ day of

Michael S. Gulland

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State of ILLINOIS) ss County of COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Michael S. Gulland and Jennifer Gulland personally known to me to be the same persons whose names are substribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

an under mand and official seal, this 21 57 day of MADELL

Commission Expires:

NOTARY PUBLIC - STATE OF ILLINOIS AV COMMISSION EXPIRES:12/01/18

Mail To:

Darren K. Miller Attorney at Law 559 Roger Williams Avenue Highland Park, IL 60045

Send Tax Bill To:

Austin B. Vance 2300 W. Wabansia Avenue, Unit 308 Chicago, IL 60647

REAL ESTATE TRANSFER TAX 07-Apr-2016 COUNTY: 200.00 ILLINOIS: 400.00 TOTAL: 600.00 319-029-1081 20160401686825 1-867-943-488

REAL ESTATI TRANSFER TAX		07-Apr-2016
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *
14-31-319-029-108	1 20160/ 1586825	1-792-069-184

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

This instrument was prepared by: Barbara M. Demos

Law Office of Barbara M. Demos, P.C. 4746 N. Milwaukee Avenue

Chicago, IL 60630

Escrow File No.: BW16-27116 1610408022 Page: 3 of 3

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EXHIBIT "A"

UNIT 308 AND P-18 IN THE CLOCK TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 34 TO 47, BOTH INCLUSIVE IN ISHAMS RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAMS SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 966568883, TOGETHER WITH AN PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

