

# UNOFFICIAL COPY

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

## WARRANTY DEED

1/2 1610544052  
THE GRAN TOR,  
Sarah M. Brinkmann,  
a single woman.



Doc#: 1610544052 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/14/2016 12:46 PM Pg: 1 of 3

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
Jonathan Zhu ,  
a single man,  
2517 Independence  
Glen View, IL 60026

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

UNIT 703 IN THE 740 FULTON CONDOMINIUM AS DELINEATED ON A SURVEY OF  
THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH  
PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO  
IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 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 0707215073 TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY,  
ILLINOIS.

STREET ADDRESS: 740 W. Fulton, Unit 703, Chicago, IL 60661

PERMANENT TAX INDEX NUMBER: 17-09-307-012-1031

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Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 28<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
Sarah M. Brinkmann

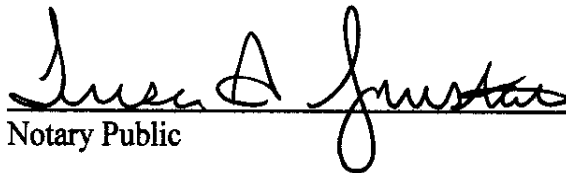
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 Sarah M. Brinkmann, personally known to me to be the same person 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 28<sup>th</sup> day of February, 2016.


  
 \_\_\_\_\_  
 Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.



My commission expires: \_\_\_\_\_

**This instrument prepared by:**  
 Leo G. Aubel  
 Howard & Howard Attorneys PLLC  
 200 S. Michigan Ave., Suite 1100  
 Chicago, IL 60604-2461

REAL ESTATE TRANSFER TAX		13-Apr-2016
	CHICAGO:	2,325.00
	CTA:	930.00
	<b>TOTAL:</b>	<b>3,255.00 *</b>

17-09-307-012-1031 | 20160401688479 | 1-239-006-784  
 \* Total does not include any applicable penalty or interest due.

**Send subsequent tax bills to:**  
 Jonathan Zhu  
 740 W. Fulton, Unit 703  
 Chicago, IL 60661

REAL ESTATE TRANSFER TAX		15-Apr-2016
	COUNTY:	150.00
	ILLINOIS:	310.00
	<b>TOTAL:</b>	<b>465.00</b>

17-09-307-012-1031 | 20160401688479 | 0-210-026-048

**Mail to:**  
Jonathan Zhu  
740 W. Fulton, Unit 703  
Chicago, IL 60661

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_