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THIS DOCUMENT WAS
PREPARED BY:

Law Office of Joan Maloney
1286 N. Milwaukee #6
Chicago, Illinois 60622

AFTER RECORDING, MAIL
TO:

Tom Toulis
Frankent Law Group
10075 W Lincoln Highway
Frankent IL 60423



Doc#: 1611013031 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2016 11:07 AM Pg: 1 of 3

NORTH AMERICAN
TITLE COMPANY

16-261824

WARRANTY DEED

EDGAR H. BACHRACH, MARRIED TO MARLA BACHRACH, OF BOULDER, COLORADO (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to (Grantee), NICOLE B. FARON, A SINGLE PERSON, all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-29-320-046-1003/14-29-320-046-1007

Address of Real Estate: 2430 N SOUTHPORT AVE. UNIT 1R, CHICAGO, IL 60614

[THIS IS NOT A HOMESTEAD PROPERTY]

[EXECUTION PAGE FOLLOWS]

19-Apr-2016

REAL ESTATE TRANSFER TAX	
COUNTY:	124.50
ILLINOIS:	249.00
TOTAL:	373.50

14-29-320-046-1003 | 20160401693154 | 0-603-177-280

19-Apr-2016

REAL ESTATE TRANSFER TAX	
CHICAGO:	1,867.50
CTA:	747.00
TOTAL:	2,614.50 *

14-29-320-046-1003 | 20160401693154 | 0-928-784-704

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

a

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 7 day of April, 2016.

Edgar Bachrach
EDGAR H. BACHRACH

Property of Cook County	Send Subsequent Tax Bills To:
	<u>NICOLE B. FARON</u>
	(Name)
	<u>2430 N. SOUTHPORT AVE. UNIT 1R</u>
	(Address)
<u>CHICAGO, IL 60614</u>	
(City, State, Zip)	

State of ILLINOIS SS.
County of COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDGAR H. BACHRACH is 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 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 7 day of April, 2016.

Joan Elizabeth Maloney
NOTARY PUBLIC



Notary's Office

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15826-16-261824-IL

Property Address: 2430 N. Southport Ave., Apt. 1R, Chicago, IL 60614
Parcel ID: 14-29-320-046-1003 and 14-29-320-046-1007

UNIT NUMBERS 1-R AND P-2 IN THE 2430 N. SOUTHPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 10 FEET OF LOT 11 AND THE NORTH 20 FEET OF LOT 12 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND FOR INGRESS AND EGRESS AS CREATED BY GRANT AND RESERVATION RECORDED MAY 20, 1985 AS DOCUMENT NUMBER 85026710,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96015111; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office