

# UNOFFICIAL COPY

## WARRANTY DEED

### WHEN RECORDED, MAIL TO:

Peter Anthony Johnson, Esq.  
11 E. Hubbard Street, Suite 702  
Chicago, Illinois 60611

### SEND SUBSEQUENT TAX BILLS TO:

Ryan Pigeon  
1009 N Oakley Boulevard, Unit 1W  
Chicago, Illinois 60622

Doc#: 1611822140 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/27/2016 11:09 AM Pg: 1 of 2

Dec ID 20160401690094

ST/CO Stamp 1-332-002-368 ST Tax \$230.00 CO Tax \$115.00

City Stamp 1-587-539-520 City Tax: \$2,415.00

GRANTORS, **Charles Taylor and Angela Taylor**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Ryan Pigeon**, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

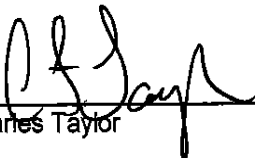
Permanent Index No.: 17-06-313-040-1002.


Property Address: 1009 N. Oakley Boulevard, Unit 1W, Chicago, Illinois 60622.

Subject to the following, if any: (1) General real estate taxes for the year 2015-2<sup>nd</sup> installment and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) the Condominium Declaration; and (5) Purchaser's mortgages of record, if any.

DATED this 29 Day of March, 2016.

DATED this 29 Day of March, 2016


  
Charles Taylor

  
Angela Taylor

I, the undersigned, a Notary Public, do hereby certify that CHARLES TAYLOR and ANGELA TAYLOR, husband and wife, 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 notary seal, this 29<sup>th</sup> Day of March, 2016.

My commission expires on demand.

  
Notary Public EL MITCHELL

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

180, Piccadilly, London  
W1, England

### REAL ESTATE TRANSFER TAX

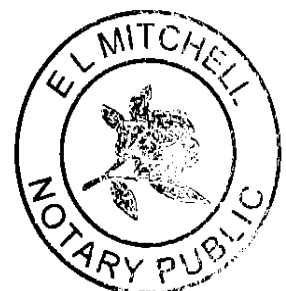
12-Apr-2016



CHICAGO:	1,725.00
CTA:	690.00
TOTAL:	2,415.00 *

17-06-313-040-1002 | 20160401690094 | 1-587-539-520

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



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ALTA Commitment (6/17/06)


**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A****Exhibit A - Legal Description****PARCEL 1:**

UNIT 1009-1W IN 1009 NORTH OAKLEY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 4 FEET OF LOT 32 AND ALL OF LOTS 33 AND 34 AND THE NORTH 8 FEET OF LOT 35 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0714215122, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF S-11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

REAL ESTATE TRANSFER TAX		13-Apr-2016
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
17-06-313-040-1002   20160401690094   1-332-002-368		