

182

# UNOFFICIAL COPY

## Warranty Deed

NORTH AMERICAN  
TITLE COMPANY

16-261973



Doc#: 1611919055 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2016 10:13 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTORS, **James Buczynski**, a married man, and **Maria Fedele**, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEE, **Timothy Jackson**, an unmarried man, of the City of Henderson, State of Nevada, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

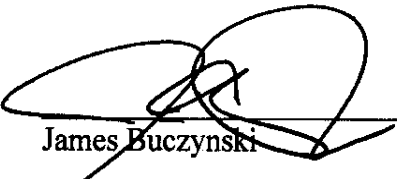
SUBJECT TO: General real estate taxes for 2015 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

This is not homestead property.



Permanent Real Estate Tax Number: 17-16-406-032-1042

Address of Real Estate: 720 S. Dearborn St. #605, Chicago, Illinois, 60605


Dated: 4-20, 2016

  
James Buczynski

  
Maria Fedele  
CCRD REVIEWER 

REAL ESTATE TRANSFER TAX		28-Apr-2016
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

17-16-406-032-1042 | 20160401692972 | 2-004-701-504

REAL ESTATE TRANSFER TAX		28-Apr-2016
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *

17-16-406-032-1042 | 20160401692972 | 1-381-585-216

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

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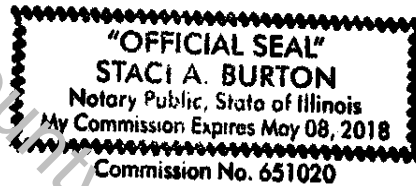
STATE OF Illinois )  
 )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that ~~JAMES BUCZYNSKI AND MARIA FEDELE~~, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 21 day of April, 2016, 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 on April 21, 2016:

Staci A. Burton  
Notary Public

My Commission expires: May 8, 2018



Prepared By:  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

After Recording Return to:  
ROBERT E. REIDY, Attorney  
9504 S. Hamilton Ave.  
Chicago, IL 60643-1120

Send Subsequent Tax Bills to:  
Timothy Jackson  
720 S. Dearborn St. #605  
Chicago, IL 60605

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STATE OF IL )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that ~~JAMES DUCZYNSKI AND~~ MARIA FEDELE, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 20<sup>th</sup> day of April, 2016, 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 on April 20<sup>th</sup>, 2016:

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



My Commission expires: May 28<sup>th</sup> 2016

Prepared By:  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

After Recording Return to:

ROBERT E. REIDY, Attorney  
9504 S. Hamilton Ave  
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## Exhibit A Legal Description

UNIT 605 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13 (EXCEPT THOSE PARTS TAKEN FOR STREETS) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPHINE E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NUMBER 1211776 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126 AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9 5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OF THE 3 STORY BRICK BUILDING NOW SITUATED PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2 3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE POINT OF BEGINNING, BEING IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CHICAGO; COOK COUNTY, ILLINOIS, WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NUMBER 112533 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88585732, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.