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WARRANTY DEED Illinois Statutory



Doc#: 1612449147 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2016 02:10 PM Pg: 1 of 3

THE GRANTORS, Brian S. Oswald and Patricia A. Oswald, husband and wife, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE

August H. Bell, of 2042 W. Pierce Ave, 4W, Chicago, IL, 60622

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Permanent Index Numbers: 17-09-131-008-1185

Property Address: 360 W. Illinois Street Unit 2C, Chicago, Illinois 60610

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for the 2nd Installment of 2015 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 28th day of MARCH, 2016

Brian S. Oswald
Brian S. Oswald

Patricia A. Oswald
Patricia A. Oswald

STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Brian S. Oswald and Patricia A. Oswald, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered said instrument as a 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 28 day of March, 2016.

Wayne R Krahn
Notary Public



Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
1672 PTH-20129

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2C IN THE SEXTON CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF CERTAIN SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND PARTS OF A CERTAIN SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99624458; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE G116, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

MAIL DEED TO:

Talarico Law Group
15000 S. Cicero Ave.
Oak Forest, IL 60452

MAIL TAX BILLS TO:

August Heiser Bell
360 W. Illinois St. #2C
Chicago, IL 60610

*This document was prepared by:
Fogarty & Fugate, LLC
1416 W. Chicago Ave
Chicago, IL 60642*

REAL ESTATE TRANSFER TAX



CHICAGO:	2,925.00
CTA:	1,170.00
TOTAL:	4,095.00

22-Apr-2016

17-09-131-008-1185 | 20160401692937 | 0-468-455-744

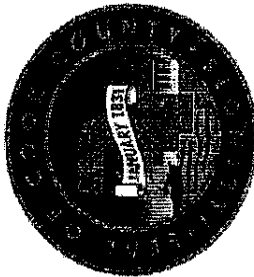
* Total does not include any applicable penalty or interest due.

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PT 1/0 30124
Property of Cook County

REAL ESTATE TRANSFER TAX

22-Apr-2016



COUNTY:
ILLINOIS:
TOTAL:

195.00
390.00
585.00

17-09-131-008-1185

20160401692937

0-553-718-080

ACH

Cook County Clerk's Office