

UNOFFICIAL COPY

A16-0325CDSA
WARRANTY DEED



Doc#: 1612419024 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2016 09:26 AM Pg: 1 of 2

THE GRANTOR, **James T. Bui**, an married man, of 1133 South Wabash Avenue, #406, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to **Ryan Snedden**, an unmarried man, of 7332 Lake Street, Morton Grove, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any.

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 1429 North Wells Street, Unit 305, Chicago, Illinois 60610; G-04

Permanent Real Estate Index Number: 17-04-205-068-1010 and 17-04-205-068-1035

DATED this 22 day of April, 2016

James T. Bui
JAMES T. BUI

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 that **James T. Bui**, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of April, 2016.

Tacuala Hinton
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Patricia Gutierrez Pascual Law, P.C., 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773-353-4100

AFTER RECORDING, MAIL TO:
Randy Boyer, Esq.
3223 Lake Avenue, #15C#303
Wilmette, Illinois 60091



SEND SUBSEQUENT TAX BILLS TO:
Ryan Snedden
1429 North Wells Street, Unit 305
Chicago, Illinois 60610



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LEGAL DESCRIPTION

PARCEL 1:



UNIT 305 AND PARKING SPACE UNIT G-04, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1429 NORTH WELLS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0010264604, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AND OVER AND UPON THE NORTH 4.5 FEET OF THE SOUTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOT 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT 24990781 AND AMENDED AS DOCUMENT 99679305, ALL IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1429 North Wells Street, Unit 305, Chicago, Illinois 60610

Permanent Real Estate Index Number: 17-04-205-068-1010 and 17-04-205-068-1035

| REAL ESTATE TRANSFER TAX | | 27-Apr-2015 |
|--|---------------|---------------|
|  | COUNTY: | 286.00 |
|  | ILLINOIS: | 572.00 |
| | TOTAL: | 858.00 |
| 17-04-205-068-1010 20160401694248 0-990-863-880 | | |

| REAL ESTATE TRANSFER TAX | | 27-Apr-2016 |
|---|---------------|-------------------|
|  | CHICAGO: | 4,290.00 |
| | CTA: | 1,716.00 |
| | TOTAL: | 6,006.00 * |
| 17-04-205-068-1010 20160401694248 2-003-407-168 | | |
| * Total does not include any applicable penalty or interest due. | | |

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

1429 North Wells Street, Unit 305
Chicago, Illinois 60610

James T. Bui

to

Ryan Snedden