

# UNOFFICIAL COPY



## WARRANTY DEED Illinois Statutory

Doc#: 1612555030 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2016 04:08 PM Pg: 1 of 3

*mail to*

*1 of 2*  
Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601

*PT 16 - 30135*

THE GRANTORS, Jeremy A. Netzel and Daniele Netzel, husband and wife, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE

*Franklin*  
Joseph Janas,

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 Number: 17-06-432-034-1004  
Property Address: 852 N. Ashland Avenue Unit 3, Chicago, Illinois ~~60642~~ *60642*

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for the 2<sup>nd</sup> 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 18 day of April, 2016.

*[Signature]*  
\_\_\_\_\_  
Jeremy A. Netzel  
*[Signature]*  
\_\_\_\_\_  
Daniele Netzel

STATE OF IL )  
                          )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Jeremy A. Netzel and Daniele Netzel, 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 18 day of April, 2016.

*[Signature]*  
\_\_\_\_\_  
Notary Public



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**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 3 IN THE 852 N. ASHLAND CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 1/2 OF LOT 15 IN BLOCK 17 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID PREMISES LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 6), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629016062; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND DECK AS TO UNIT 3 AND BALCONY A TO UNIT 3, A LIMITED COMMON ELEMENT, A DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFOREAID DECLARATION, AAMENDED FROM TIME TO TIME.

**MAIL DEED TO:**

Stuart M. Sheldon, Esq.  
1 E. Wacker Dr., Ste 2610  
Chicago, IL 60601

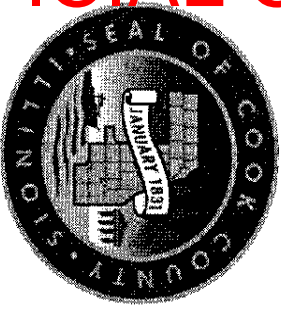
**MAIL TAX BILLS TO:**

Joseph Janas  
852 N. Ashland Ave. Unit 3  
Chicago, IL 60642

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REAL ESTATE TRANSFER TAX

21-Apr-2016



COUNTY: 189.50  
 ILLINOIS: 379.00  
 TOTAL: 568.50

17-06-432-034-1004 | 20160401694432 | 1-293-541-696

REAL ESTATE TRANSFER TAX

22-Apr-2016



CHICAGO: 2,842.50  
 CTA: 1,137.00  
 TOTAL: 3,979.50 \*

17-06-432-034-1004 | 20160401694432 | 0-948-133-440

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

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