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WARRANTY DEED

Prepared By:

Karen E. Tietz, Attorney at Law
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Doc#: 1612601097 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 02:28 PM Pg: 1 of 3

Return To:

Mell Fuller
1432 W. Chestnut #1
CHICAGO IL 60642

Send Tax Bill To:

Mell Fuller & Jessalynn Fuller
1432 ~~W.~~ W. Chestnut Street, #1
Chicago, IL 60642

GRANTOR, **PETER SHEEHAN**, married to Elizabeth Digani, of Chicago, Cook County, Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to:

GRANTEES, **MELL A. FULLER** and **JESSALYNN J. FULLER**, husband and wife, as Tenants by the Entirety, of 17 Clemons Street, Charleston, South Carolina, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-05-319-127-1001
Address of Real Estate: 1432 W. Chestnut Street, #1, Chicago, IL 60642

FIDELITY NATIONAL TITLE

SC1600922V

1 of 2

DATED: 4/27/16

PETER SHEEHAN

ELIZABETH DIGANI

BOX 15

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LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 1 IN THE 1432 WEST CHESTNUT CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 39 IN ALLEN C. LEWIS SUBDIVISION OF THE SOUTH HALF OF BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF (EXCEPT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0815022052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3, AND STORAGE SPACE S3, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 29, 2008 AS DOCUMENT NO. 0815022052.

Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **PETER SHEEHAN** and **ELIZABETH DIGANI** personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 27 day of April , 2016.

Patricia L Barsanti
Notary Public





Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		27-Apr-2016
CHICAGO:		4,237.50
CTA:		1,995.00
TOTAL:		5,532.50 *

17-05-319-127-1001 | 20160401696444 | 0-221-P-0-160

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

REAL ESTATE TRANSFER TAX		27-Apr-2016
COUNTY:		282.50
ILLINOIS:		565.00
TOTAL:		847.50

17-05-319-127-1001 | 20160401696444 | 1-423-827-264