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1614510079

WARRANTY DEED

Doc#: 1614510079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/24/2016 12:12 PM Pg: 1 of 3

MAIL TO:

Patricia Ryerson Kelly
1642 Colonial Parkway
Inverness, Illinois 60067

1002 15/2590

GRANTOR, Winston Lee, divorced and not since remarried, of 1718 Esplanade Apt. 323, Redondo Beach, CA 90277, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE,

*

Kenon Boehm of 2624 W. Loyla St.-#2F, Chicago, IL 60622, the following described real estate situated in the County of Cook, State of Illinois to-wit:

* A single man.

PARCEL 1:

UNIT 429-2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TAYLOR MANOR CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97481460 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, STORAGE SPACE NUMBER 5 AND PARKING SPACE NUMBER P-6, AS LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE UNIT, AS SET FORTH AND PROVIDED IN THE DECLARATION.

COMMONLY KNOWN AS: 429 S. Taylor Ave, 2S, Oak Park, IL 60302
PERMANENT INDEX NUMBER: 16-08-321-032-1004

SUBJECT TO: to general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SPS
SC
INT

COOK COUNTY CLERK'S OFFICE
JUL 1 2016
E.
0002

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DATED this 21st day of APRIL, 2016.

Winston Lee
Winston Lee

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Winston Lee the above named person personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

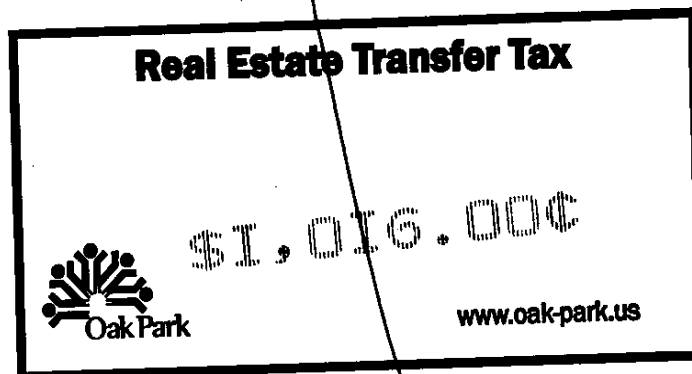
Given under my hand and official seal this 21st day of APRIL 2016,
20 .

PLEASE SEE ATTACHED
CURRENT CALIFORNIA
NOTARY FORM

(SEAL)

This document prepared by:
Amy Ketchum
Attorney at Law
524 South Kenilworth Avenue
Oak Park, IL 60304
708-524-5096

Send future tax bills to:
Kenon Boehm
429 S. Taylor Ave, 2S
Oak Park, IL 60302



REAL ESTATE TRANSFER TAX

24-May-2016



COUNTY:	63.25
ILLINOIS:	126.50
TOTAL:	189.75

16-08-321-032-1004 | 20160501602426 | 1-424-902-464

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California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

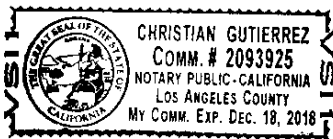
State of California }
 County of LOS ANGELES } ss.

On 4/21/2016 before me, Christian Gutierrez, Notary Public,
(here insert name and title of the officer)
 personally appeared WINSTON LEE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal



WITNESS my hand and official seal.

[Signature]
 Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

This is not required under California State notary public law.

Document Title: _____ # of Pages: _____

Notes