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Doc#: 1616155233 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/09/2016 03:03 PM Pg: 1 of 5

WARRANTY DEED

mailto Proper Title, LLC 180 N. Lasalle Ste. 1920 1512 Chicago, IL 60601 PTILE 30179

> Ryan R. Burns, married to Nicole Burns, 2310 W. Nelson Street, Unit 304, Chicago, IL 60618 ("Grantor") for and ir consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Adam Finkle, ("Grantee"), as tenant's by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

> > See attached legal description

Permanent Real Estate Index Number: 14-30-107-041-1011, 14-30-107-041-1017, 14-30-107-041-1018

Address of Real Estate: 2310 W. Nelson St., Unit 304 & P3 & P4, Chicago, IL 60618

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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ACKNOWLEDGMENT

I, the undersigned, a Notary Public, ir and for the County and State aforesaid, DOES HEREBY CERTIFY, that Ryan R. Burns and Nicole Burns are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this

day of

2016

Official Seal Teresa L West Notary Public State of Illinois

Commission expires 11/20/2016

Notary Public

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Name and Address of Taxpayer: Adam Finkle 2310 W. Nelson St. Unit 304 & P3 & P4 Chicago, IL 60618

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GREENACRE TITLE
as an Agent for Chicago Title Insurance Company
1601 SHERMAN AVE., SUITE 200, EVANSTON, IL 60201

Commitment No.: PT16-30179

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as: 2310 W NELSON ST Chicago, IL 606 (c) Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 304, P3 AND P4 IN THE NELSON LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PLAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 11 III CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT OF TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708816089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESALD RECORDED AS DOCUMENT NUMBER 0708816089.

Commonly known as 2310 W NELSON ST, Chicago, Illinois 60618
Parcel ID(s): 14-30-107-041-1011, 14-30-107-041-1017, 14-30-107-041-1018

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REAL ESTATE TRANSFER TAX

CHICAGO

ATA:

GOTAL:

06-May-2016 **Z** 6,300.00 1,800.00 4,500.00

20160501699869 | 0-982-174-016

* Total does not include any applicable penalty or interest due 14-30-107-041-1011

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06-May-2016<mark>0</mark> <u>600.009</u> 300.00 **100.006**

REAL ESTATE TRANSFER TAX

COUNTY:

SIONIT TOURS:

1-201-785-152

14-30-107-041-1011 | 20160501699869