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16161552330

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

mail to
1612
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PTile 30179

Ryan R. Burns, married to Nicole Burns, 2310 W. Nelson Street, Unit 304, Chicago, IL 60618 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Adam Finkle**, ("Grantee"), ~~as tenants 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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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 60618
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 REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 11 IN 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 "D" 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 AFORESAID 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

06-May-2016



CHICAGO:

4,500.00

CTA:

1,800.00

TOTAL:

6,300.00

14-30-107-041-1011 | 20160501699869 | 0-982-174-016

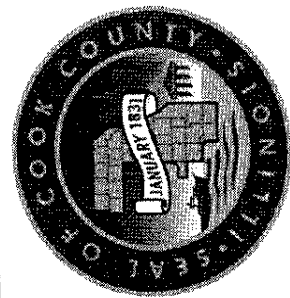
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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06-May-2016

REAL ESTATE TRANSFER TAX



COUNTY:
ILLINOIS:
TOTAL:

300.00
600.00
900.00

14-30-107-041-1011

20160501699869

1-201-785-152

Property of Cook County Clerk's Office