

UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



16161040210

Doc#: 1616104021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2016 10:28 AM Pg: 1 of 3

THE GRANTOR(S), John A. Dixon, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Gorkem Guler, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit: *A single person*

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:**

Covenants, conditions and restrictions of record, General taxes for the year 2015 (2<sup>nd</sup> installment) and subsequent years

Permanent Real Estate Index Number(s): 17-08-429-021-1003, 17-08-429-021-1019

Address(es) of Real Estate: 155 N. Aberdeen, Unit 203 and P-6, Chicago, IL 60607

Dated this 24 day of May, 2016

John A. Dixon

REAL ESTATE TRANSFER TAX

08-Jun-2016



CHICAGO: 4,800.00  
CTA: 1,920.00  
TOTAL: 6,720.00 \*

17-08-429-021-1003 | 20160501611786 | 0-650-017-088

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

REAL ESTATE TRANSFER TAX

09-Jun-2016



COUNTY: 320.00  
ILLINOIS: 640.00  
TOTAL: 960.00

17-08-429-021-1003 | 20160501611786 | 0-645-612-864



Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

SY  
P3  
S  
SO  
NY

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John A. Dixon, 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 they signed, sealed and delivered the said instrument as their 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 official seal, this 24 day of May, 2016



Susan Pippin (Notary Public)

**Prepared By:** Bradford Miller Law PC  
134 N. LaSalle, Suite 1040  
Chicago, IL 60602

**After Recording Mail To:**

IAN D BRADSHAW

WINDY CITY LEGAL

53 W JACKSON BLVD STE 1510

CHICAGO IL 60604

**Name & Address of Taxpayer:**

Gorkem Guler

155 N. Aberdeen #202

Chicago IL 60607

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## Legal Description

### PARCEL 1:

UNITS 203 AND P-6 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

#### PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, 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 AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF TERRACE SPACE FOR UNIT 203, ROOF DECK FOR UNIT 203, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.