



Doc#: 1616110007 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2016 09:23 AM Pg: 1 of 3



First American Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # 2729303

THE GRANTOR(S) **Gretchen L. Poehler n/k/a Gretchen L. Broman, married to Michael Broman**, of 4553 North Magnolia Avenue, Unit 203, Chicago, County of Cook, State of Illinois, 60640, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Demetrius Calhoun** of 4970 Marine Drive, Chicago, County of Cook, State of Illinois, 60640, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 14-17-118-032-1003
Address of Real Estate: 4553 North Magnolia Avenue, Unit 203, Chicago, IL 60640

Dated this 27th day of April, 20 16

Gretchen L. Poehler n/k/a Gretchen L. Broman

Michael Broman, signing for the sole purpose of waiving homestead rights

S
Y
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13
S
N
SC
Y
INT
[Signature]

REAL ESTATE TRANSFER TAX		25-May-2016
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00 *

14-17-118-032-1003 | 20160401690846 | 1-381-898-560
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-May-2016
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

14-17-118-032-1003 | 20160401690846 | 1-496-717-632

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Gretchen L. Poehler n/k/a Gretchen L. Broman and Michael Broman**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 27 day of April, 2016.



S. Shah
(Notary Public)

Prepared by: *Hawbecker and Garver, LLC, 26 Fairview Street, Hinsdale, IL 60521*

Mail to:
Demetrius Calhoun
4553 N. Magnolia Ave #203
Chicago IL 60640

Name and Address of Taxpayer: *↓*

UNOFFICIAL COPY

PARCEL ONE:

UNIT 203 IN THE MAGNOLIA GARDENS CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0402119154, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-39, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 203, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL THREE:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-2C, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 203, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.