

# UNOFFICIAL COPY

**WARRANTY DEED**  
ILLINOIS STATUTORY  
(Individual to Individual)

Doc#: 1616522009 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2016 08:23 AM Pg: 1 of 4

**Mail To:**

Ivan Puljic, Esq.  
10 S. LaSalle St.  
Suite 3500  
Chicago, IL 60603

Dec ID 20160601612594  
ST/CO Stamp 1-030-084-928 ST Tax \$402.50 CO Tax \$201.25  
City Stamp 1-144-620-352 City Tax: \$4,226.25

**Send Subsequent Tax Bills To:**

J. Kreamer & D. Anetsberger  
858 N. Hermitage Ave.  
Unit 2  
Chicago, IL 60622

RECORDER'S STAMP

THE GRANTOR, Sarah Baer, an married woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Jordan <sup>P.</sup>Kreamer and Danielle <sup>L.</sup>Anetsberger, as joint tenants, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, all special governmental taxes or assessments confirmed and unconfirmed, provided that none of the foregoing adversely affects the Buyer's right to the use and quiet enjoyment of the Unit as a residential condominium; general real estate taxes for second installment 2015 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-06-429-037-1002

Property Address: 858 N. Hermitage Avenue, Unit 2, Chicago, Illinois 60622

**THIS IS NOT HOMESTEAD PROPERTY**

**SIGNATURE PAGE FOLLOWS**


16.0731

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Dated this 27 day of May, 2016.

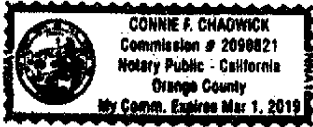
Sarah Baer  
 Sarah Baer

STATE OF California )  
 )SS  
 COUNTY OF Orange )

REAL ESTATE TRANSFER TAX		09-Jun-2016
	CHICAGO:	3,018.75
	CTA:	1,207.50
	<b>TOTAL:</b>	<b>4,226.25 *</b>
17-06-429-037-1002   20160601612594   1-144-620-352		
* Total does not include any applicable penalty or interest due.		



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sarah Baer is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 27<sup>th</sup> day of May, 2016.



Connie F. Chadwick  
 Notary Public

My Commission Expires: 3/1/19

REAL ESTATE TRANSFER TAX		09-Jun-2016
 	COUNTY:	201.25
	ILLINOIS:	402.50
	<b>TOTAL:</b>	<b>603.75</b>
17-06-429-037-1002   20160601612594   1-030-084-928		

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
 (Name and Address)

**MAIL TO:**

Ivan Puljic, Esq.  
 10 S. LaSalle St.  
 Suite 3500  
 Chicago, IL 60603

**SEND SUBSEQUENT TAX BILLS TO:**

J. Kreamer & D. Anetsberger  
 858 N. Hermitage Ave.  
 Unit 2  
 Chicago, IL 60622

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Orange )

On May 27, 2016 before me, Connie F Chadwick, Notary Public

personally appeared Sarah Baer *Here Insert Name and Title of the Officer*  
*Name(s) of Signer(s)*

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 I 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.

WITNESS my hand and official seal.

Signature Connie F Chadwick  
*Signature of Notary Public*

Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration or the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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## EXHIBIT "A"

PARCEL 1:

UNIT 2 IN THE 858 NORTH HERMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 14 IN BLOCK 20 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333832111 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0333832111

PIN(S): 17-06-429-037-1002

Property of Cook County Clerk's Office