



1616742020

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

Doc#: 1616742020 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2016 09:51 AM Pg: 1 of 3

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THE GRANTOR
Katherine DeLaPena and Jill Manuel, a married couple

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS, and other good and
valuable considerations _____
in hand paid,

CONVEY _____ and WARRANT _____ to

Neil Droppers and Katelyn Droppers,
HUSBAND AND WIFE, AS TENANTS BY
THE ENTIRETY.

(Names and Address of Grantee)

the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

As legally described in Exhibit A attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ and to General Taxes for 2015 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 17-03-108-017-1178

Address(es) of Real Estate: 1313 N. Ritchie Court, Unit #506, Chicago IL. 60610

DATED this: 18th day of May 2016

Please
print or
type name(s)

Katherine DeLaPena (SEAL)

Jill Manuel (SEAL)

below
signature(s)

_____ (SEAL)

Above Space for Recorder's Use Only

Only

S
P
S
SC
INT

Only
Illinois

OT 16WSA 230366LP LRM 1012

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		03-Jun-2016
	CHICAGO:	1,406.25
	CTA:	562.50
	TOTAL:	1,968.75 *

17-03-108-017-1178 | 20160501610119 | 2-099-558-720
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Jun-2016
	COUNTY:	93.75
	ILLINOIS:	187.50
	TOTAL:	281.25

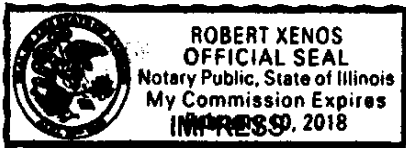
17-03-108-017-1178 | 20160501610119 | 1-221-998-912

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Warranty Deed

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Katherine DeLaPena and Jill Manuel, a married couple 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, 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.



SEAL
HERE

Given under my hand and official seal, this 18 day of May 2016

Commission expires 2/10 2018

NOTARY PUBLIC

State

This instrument was prepared by Constantine Kalamatianos, 2045 W. Grand Ave., Suite 203, Chicago, Illinois 60612

NEIL DROPPERS
(Name)

SEND SUBSEQUENT BILLS TO:

MAIL TO: 1313 N. RITCHIE CT. #506
(Address)

NEIL DROPPERS
(Name)

CHICAGO IL 60610
(City, State and Zip)

1313 N. RITCHIE CT #506
(Address)

OR RECORDER'S OFFICE BOX NO. _____

CHICAGO IL 60610
(City, State and Zip)

UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description

UNIT 506 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 2 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2; THENCE EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4; THENCE EAST ON SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50 FEET, (MEASURED 161.51 FEET RECORD) MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03081292 AND AMENDED BY DOCUMENT 94189912, AND AMENDED BY DOCUMENT 94790879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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ALTA Commitment (06/17/2006)

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