

# UNOFFICIAL COPY

**DOCUMENT PREPARED BY:**

John M. Aylesworth  
Aylesworth Law, Ltd.  
125 South Wacker Drive, Suite 300  
Chicago, IL 60606  
(312) 593-4800



Doc#: 1617222155 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/20/2016 02:28 PM Pg: 1 of 2

**MAIL RECORDED DEED TO:**

Donald Hyun Kiobassa  
Attorney at Law, Ltd  
70 West Madison - Suite 1400  
Chicago, IL 60602

**MAIL TAX BILLS TO:**

Angela M. Ferguson

GREATER METROPOLITAN HOME, LLC  
120 S. CHICAGO STREET, SUITE 1120  
CHICAGO, IL 60603

FILE# 16-0328-121

**WARRANTY DEED**  
STATE OF ILLINOIS

THE GRANTORS, BRUCE M. ANDERSON AND MEAGHAN E. ANDERSON, \*, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE: ANGELA M. FERGUSON, of 1529 West Superior Street, Fl. 2, Chicago, Illinois 60642, all right, title, and interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

**LEGAL DESCRIPTION**

**PARCEL 1:**

UNIT 3 IN THE 2522 W. CHICAGO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 28 IN W.T.B. READS SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, STATE OF ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 6, 2007 AS DOCUMENT 0721822041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0721822041.

Common Address: 2522 W. Chicago Ave. #3, Chicago, IL 60622 / PIN: 16-01-429-044-1003

Subject, however, to the general taxes for the year of 2015 (2<sup>nd</sup> Installment) and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors has signed and sealed this Warranty Deed in the State of Illinois, County of Cook this 23 day of May, 2016.

GRANTOR:

GRANTOR:

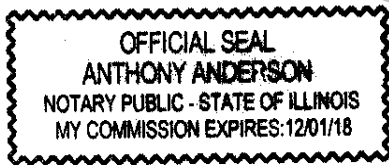
BY:   
 \_\_\_\_\_  
 BRUCE M. ANDERSON

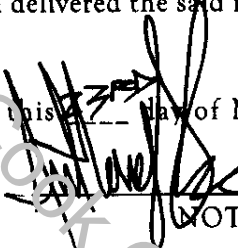
BY:   
 \_\_\_\_\_  
 MEAGHAN E. ANDERSON


STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Bruce M. Anderson And Meaghan E. Anderson, 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.



Given under my hand and official seal this 23 day of May, 2016.



  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Commission expires 12/01/2018

REAL ESTATE TRANSFER TAX		15-Jun-2016
	CHICAGO:	2,692.50
	CTA:	1,077.00
	TOTAL:	3,769.50 *
16-01-429-044-1003   20160601618179   0-993-084-736		

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

REAL ESTATE TRANSFER TAX		15-Jun-2016
	COUNTY:	179.50
	ILLINOIS:	359.00
	TOTAL:	538.50
16-01-429-044-1003   20160601618179   1-346-004-288		