

# UNOFFICIAL COPY



**Warranty Deed  
Statutory (ILLINOIS)**

Doc#: 1618045073 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2016 02:08 PM Pg: 1 of 3

Above Space for Recorder's Use Only

16-261979

**THE GRANTORS, JAMES F. FREEMAN and LYDIA A. SCHELLER, husband and wife,** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, **CHRISTOPHER COMBEST, a married man,** 5407 North Glenwood Avenue, Unit 3C, Chicago, Illinois 60640, the following described real estate located in Cook County, Illinois, to wit:

**SEE 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, if any.

**SUBJECT TO:** General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 14-05-108-043-1012

Address of Real Estate: 1529 West Rosemont Avenue, Unit 3S, Chicago, Illinois 60660

**REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK**

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Dated this 22 day of June, 2016.

James F Freeman (SEAL)  
**JAMES F. FREEMAN**

Lydia A. Scheller (SEAL)  
**LYDIA A. SCHELLER**

State of Illinois, Cook County, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JAMES F. FREEMAN and LYDIA A. SCHELLER**, husband and wife, 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, if any.

Given under my hand and official seal, this 22nd day of June, 2016.



Commission expires 10/21 2017  
Joanne Gleason  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:** Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 – 773-853-0428

REAL ESTATE TRANSFER TAX	28-Jun-2016
CHICAGO:	1,275.00
CTA:	510.00
<b>TOTAL:</b>	<b>1,785.00 *</b>

14-05-108-043-1012 | 20160601624359 | 1-708-887-360

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

SEND SUBSEQUENT TAX BILLS TO:

Christopher Combust  
1524 W. Rosemont Ave, Unit 3S  
Chicago, IL 60660

Upon recording mail to:

Sara Cooper  
Quarles + Brady  
300 N. LaSalle, Suite 4000  
Chicago, IL 60654

REAL ESTATE TRANSFER TAX	28-Jun-2016
COUNTY:	85.00
ILLINOIS:	170.00
<b>TOTAL:</b>	<b>255.00</b>

14-05-108-043-1012 | 20160601624359 | 0-647-335-232

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15826-16-261979-IL

Property Address: 1529 W. Rosemont Avenue, Unit 3S, Chicago, IL 60660

Parcel ID: 14-05-108-043-1012

**PARCEL 1:**

UNIT 1529-3S IN THE ROSEMONT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 108 IN EDGEWATER PARK, IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0424645118 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE USE OF STORAGE SPACE S-8, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0424645118, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office