

UNOFFICIAL COPY



16187100640

Doc#: 1618710064 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/05/2016 12:45 PM Pg: 1 of 3

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTORS, JEFFERY CHAPPO AND MAGGIE CHAPPO, husband and wife, 565 W. Quincy Street, Unit 503, Chicago, Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to the **GRANTEE, CHRISTOPHER LUCENTI**, an unmarried man, 78521 Donwood Trails Dr., Naperville, Illinois, the following described real estate in the County of Cook in the State of Illinois:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: 17-16-113-015-1003
Address of Real Estate: 565 W. Quincy Street Unit 503, Chicago, Illinois 60661

Together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD the same unto the Grantee.

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.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 22 day of June 2016

JEFFERY CHAPPO

MAGGIE CHAPPO

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REAL ESTATE TRANSFER TAX		01-Jul-2016
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *

REAL ESTATE TRANSFER TAX		01-Jul-2016
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50

17-16-113-015-1003 | 20160601626028 | 1-561-580-864

17-16-113-015-1003 | 20160601626028 | 2-117-915-968

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

1062

16 WSA 025244 NA

Chicago Title

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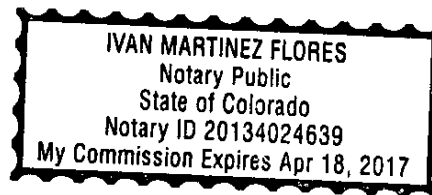
STATE OF Colorado
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JEFFERY CHAPPO**, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 22 day of June 2016

Notary Public

My commission expires: 4/18/17



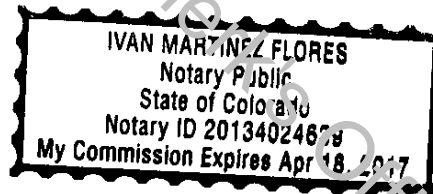
STATE OF Colorado
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MAGGIE CHAPPO**, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22 day of June 2016

Notary Public

My commission expires: 4/18/17



Prepared by: Dorothy M. Culhane, P.C., 1910 S. Indiana Avenue, Unit 623, Chicago, Illinois 60616

Send subsequent tax bills to: Christopher Lucenti
565 W. Quincy Street
Unit 503
Chicago, Illinois 60661
SAME AS ABOVE

Please mail after recording to: Patrick O'Connor, Esq.
656 W. Randolph Street
Suite 5W
Chicago, Illinois 60661

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LEGAL DESCRIPTION

Order No.: 16WSA025244NA

For APN/Parcel ID(s): 17-16-113-015-1003

PARCEL 1:

UNIT 503, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER SL-503, A LIMITED COMMON ELEMENT, IN THE 565 W. QUINCY CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 INCHES OF LOT 15 AND ALL OF LOTS 16, 17, 18, 19, 20 AND 21 IN THE SUBDIVISION OF BLOCK 46 OF SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2008 AS DOCUMENT 0835831047, AND AMENDED BY THAT CERTAIN FIRST AMENDMENT DATED FEBRUARY 20, 2009 AND RECORDED FEBRUARY 24, 2009 AS DOCUMENT 0905531047, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENT FOR 565 W. QUINCY STREET, CHICAGO, ILLINOIS DATED APRIL 9, 2009 AND RECORDED APRIL 14, 2009 AS DOCUMENT 0910444041, AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.