

152

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)



Doc#: 1618834095 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/06/2016 01:41 PM Pg: 1 of 3

**NORTH AMERICAN
TITLE COMPANY**

16-20-326

THE GRANTORS, Bina Baldwin and Patrick Baldwin, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Abby L. Fernandez*, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* AN UNMARRIED WOMAN

**FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 212 W. Washington St., Unit 707 and P3-19, Chicago, IL 60606
P.I.N.: 17-09-444-~~035~~1008 and 17-09-444-035-1174
024

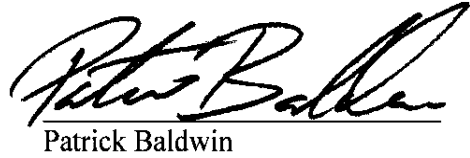
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2015 and 2016.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: this 23 day of June, 2016

UNOFFICIAL COPY

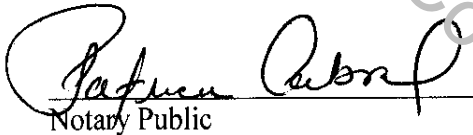

Bina Baldwin


Patrick Baldwin

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

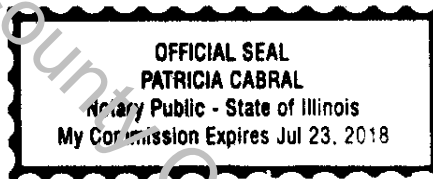
I, the undersigned, a Notary Public in and for said County and State aforesaid, DOES HEREBY CERTIFY, that Bina Baldwin and Patrick Baldwin are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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.

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


Notary Public

**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph, Esq.
Rudolph Kaplan LLC
20 N. Clark Street, Ste. 2500
Chicago, IL 60602



**WHEN RECORDED
RETURN TO:**

734 N. Wells
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		06-Jul-2016
COUNTY:		164.50
ILLINOIS:		329.00
TOTAL:		493.50
17-09-444-024-1008 20160601624009 0-780-750-144		

**SEND FUTURE TAX
BILLS TO:**

212 W. Washington St. unit 707
Chicago IL 60606

REAL ESTATE TRANSFER TAX		06-Jul-2016
CHICAGO:		2,467.50
CTA:		987.00
TOTAL:		3,454.50 *
17-09-444-024-1008 20160601624009 0-921-105-728		

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

UNOFFICIAL COPY

15826-16-262326-IL

Property Address: 212 W. Washington Street, Unit 707, Chicago, IL 60606
Parcel ID: 17-09-444-024-1008 and 17-09-444-035-1174

PARCEL 1:

UNITS 707 AND P3-19 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CITY CENTER CLUB CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99530392, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINE DIN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 909530391 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office