

FILE#

WARRANTY DEED
(Individual to Individual)

MAIL TO: Attorney
Kevin F. Brennan
Brennan Law Offices, Ltd.
155 N. Michigan, Ste 700
Chicago, IL 60601



Doc#: 1618913063 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2016 01:44 PM Pg: 1 of 2

NAME & ADDRESS of
TAXPAYER:
Jon M. Kuhrt
907 W. School, 1B
Chicago, IL 60657

THE GRANTOR, **CHRISTOPHER G. PAXHIA**, a single person never married and not party to a civil union, of 907 West School Street, #1B, Chicago, Illinois 60657, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) AND WARRANT(S) to **JON M. KUHRT**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 907-1-B IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT S 14, 15 16, 17, 18 AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2006 AS DOCUMENT 0622912000, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-12, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

Subject only to the following, if any: (1) General real estate taxes not 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 and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

COMMON ADDRESS: 907 West School Street, Unit 1B, Chicago, Illinois 60657
PIN: 14-20-426-056-1004

Dated this 16th day of June, 2016.

Christopher G. Paxhia
CHRISTOPHER G. PAXHIA

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P 2
S N
GC Y
NOT 10

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said State and County, in the State aforesaid, CERTIFY THAT, **CHRISTOPHER G. PAXHIA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 16th day of June, 2016.




Karen T Burns

Notary Public

Commission Expires: _____



Prepared by:
Attorney Harry Missirlian
9933 Lawler, Ste. 309
Skokie, Illinois 60077

847-982-0020

REAL ESTATE TRANSFER TAX	06-Jul-2016	
	CHICAGO:	2,456.25
	CTA:	982.50
	TOTAL:	3,438.75

14-20-426-056-1004 | 20160701628085 | 1-289-571-648

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

REAL ESTATE TRANSFER TAX	06-Jul-2016	
	COUNTY:	163.75
	ILLINOIS:	327.50
	TOTAL:	491.25

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