

UNOFFICIAL COPY



Doc#: 1619455182 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2016 02:56 PM Pg: 1 of 5

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

THE GRANTOR, Donald K. Andersen, Jr and Lauren A. Andersen, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ryan Durrie, a single man, and Laurel Thur, a single woman, not as tenants in common but as joint tenants all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, and general real estate taxes not yet due and payable at the time of Closing.

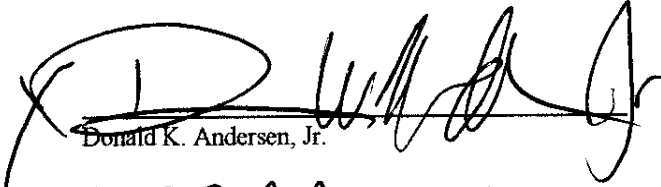
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

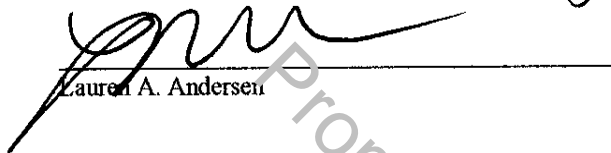
Permanent Real Estate Index Number(s): 14-30-116-023-1049
Address(es) of Real Estate: 2911 N. Western Ave., Unit 411, Chicago, IL 60618

10f2
mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT16-31498

UNOFFICIAL COPY

Dated this 17th day of June, 20 16


Donald K. Andersen, Jr.



Lauren A. Andersen

STATE OF IL, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Donald K. Andersen, Jr. and Lauren A. Andersen, 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 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.

Given under my hand and official seal, this 17th day of JUNE, 20 16



 (Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

~~Muller~~
Deen Lane
1 E. Wacker Dr. #2610
Chicago, IL 60601

Name and Address of Taxpayer:

Ryan Durrie and Laurel Thur
2911 N. Western Ave., Unit 411
Chicago, IL 60618

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 411 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-11 AND P-65, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

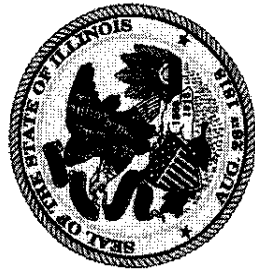
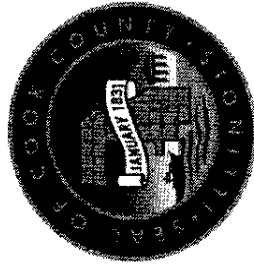
Commonly known as 2911 N. WESTERN AVE., UNIT 411, Chicago, Illinois 60618

Parcel ID(s): 14-30-116-023-1649

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

23-Jun-2016



COUNTY:

149.00

ILLINOIS:

298.00

TOTAL:

447.00

14-30-116-023-1049

20160601620603

1-148-474-688

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

23-Jun-2016



CHICAGO:

2,235.00

CTA:

894.00

TOTAL:

3,129.00

14-30-116-023-1049 | 20160601620603 | 0-074-732-864

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

Property of Cook County Clerk's Office