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First American Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # 27447862 1/3



Doc#: 1620010002 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2016 09:17 AM Pg: 1 of 3

THE GRANTOR(S) Richard Gergis, married, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Ann Lut and Ellen Lut, as joint tenants with right of survivorship, 405 N. Wabash, Chicago, IL 60611 all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

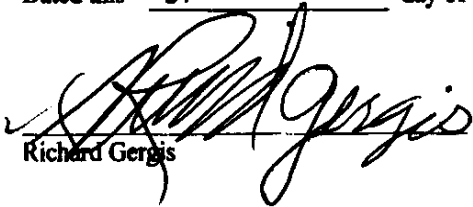
This is not a homestead property as to Grantor's spouse.


SUBJECT TO: Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including those established or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR's; Ordinance recorded as Document No. 91075841; general taxes not yet due and payable.

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

Permanent Real Estate Index Number(s): 17-10-132-037-1565
Address(es) of Real Estate: 405 N. Wabash, #4112, Chicago, IL 60611



Dated this 24th day of June, 20 16


Richard Gergis

REAL ESTATE TRANSFER TAX		28-Jun-2016
	CHICAGO:	2,032.50
	CTA:	813.00
	TOTAL:	2,845.50 *

17-10-132-037-1565 | 20160601622869 | 1-094-159-680

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

REAL ESTATE TRANSFER TAX		28-Jun-2016
	COUNTY:	135.50
	ILLINOIS:	271.00
	TOTAL:	406.50

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard Gergis, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing 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 24th day of June, 20 16.



Martha Rodriguez (Notary Public)

Prepared by:

Neal M. Ross
670 N. Clark St., Suite #300-W
Chicago, IL 60654

Mail To:

Ann Lut
405 N. WABASH AVE UNIT 4112
CHICAGO IL 60611

Name and Address of Taxpayer:

Ann Lut
405 N. WABASH AVE UNIT 4112
CHICAGO IL 60611

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 4112 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94758753, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINE IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 94758750 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #: 17-10-132-037-1565

Property Address: 405 N. Wabash Unit 4112, Chicago, Illinois 60611

Property of Cook County Clerk's Office