

UNOFFICIAL COPY



Doc#: 1620255027 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2016 09:50 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, LISA FIRLUS, n/k/a LISA NICHOLS, a married person, CONVEY(S) and WARRANT(S) to DEREK ZETLIN, An Unmarried Man, in fee simple, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED legal description

UNIT R-3 TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE P-R-3, A LIMITED COMMON ELEMENT, IN 1939 WEST DIVISION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND TO WIT: PARTS OF LOT 9 IN W.W.E. HATTERMAN'S SUBDIVISION OF LOTS 3 AND 4 AND THE VACATED ALLEY IN BLOCK 2 IN THE SUPERIOR COURT PARTITION OF BLOCKS 2,4,7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHER S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2002 AS DOCUMENT 0020074656 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-06-400-057-1002

Address (es) of Real Estate: 1939 West Division Street, Unit R3, Chicago, Illinois 60622

This 29 day of June, 2016.

Lisa Nichols

LISA FIRLUS, n/k/a
LISA NICHOLS

Alex Nichols

ALEX NICHOLS, a solely executing to
Release rights of homestead

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

10 of 2

PT16 - 31181

UNOFFICIAL COPY

STATE OF ILLINOIS ss.

COUNTY OF COOK _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that LISA NICHOLS AND ALEX NICHOLS, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of June, 2016.

Alexandra Margiris (Notary Public)



Prepared by:

Kimberly Freeland, Attorney at Law, 618 West Fulton, Chicago, IL 60661

~~Muller~~

HARLEY ROSENTHAL
3700 WEST DEVON AVENUE
SUITE E
LINCOLNWOOD, IL 60712

Name and Address of Taxpayer:

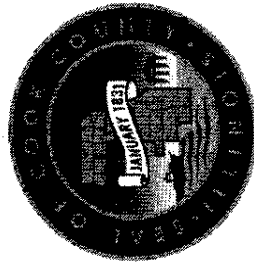
DEREK ZETLIN
1939 West Division Street, Unit R3
Chicago, Illinois 60622

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

07-Jul-2016



COUNTY:

225.00

ILLINOIS:

450.00

TOTAL:

675.00

17-06-400-057-1002

20160601626556

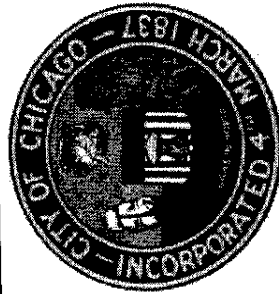
0-438-422-848

Property of Cook County Clerk's Office

UNOFFICIAL COPY

07-Jul-2016

REAL ESTATE TRANSFER TAX



CHICAGO: 3,375.00
CTA: 1,350.00
TOTAL: 4,725.00*

17-06-400-057-1002 | 20160601626556 | 1-159-394-624

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

Property of Cook County Clerk's Office