

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc#: 1620210215 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2016 02:45 PM Pg: 1 of 3

**FIRST AMERICAN TITLE**  
**FILE # 2742877**

*2/3*

Preparer File: 2742877  
FATIC No.: 2742877

Property of Cook County Clerk's Office

THE GRANTOR(S) James F. Collier, Married to Stuart Verseman, a non-title holding spouse, 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, CONVEY(S) and WARRANT(S) to Jason Ross and Stacy R. Karson, **AS JOINT TENANTS** Of City of Chicago, of the County of Cook, 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**

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements; if any, provided they do not interfere with the current use and enjoyment of the Real Estate and General Real Estate taxes not 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.

Permanent Real Estate Index Number(s): 17-04-322-022-1197 17-04-322-022-1089

Address(es) of Real Estate: 926 North Crosby Street, Unit C & P-9  
Chicago, IL 60610

Dated this JUNE day of 9, 20 16

James F. Collier  
James F. Collier

Stuart A. Verseman  
Stuart Verseman

REAL ESTATE TRANSFER TAX		13-Jun-2016
	CHICAGO:	3,450.00
	CTA:	1,380.00
	TOTAL:	4,830.00 *

17-04-322-022-1197 | 20160601614530 | 1-469-850-944  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Jun-2016
	COUNTY:	230.00
	ILLINOIS:	460.00
	TOTAL:	690.00

17-04-322-022-1197 | 20160601614530 | 0-992-552-256

**Y**  
**S**  
**P**  
**3**  
**S**  
**SCV**  
**INTL**



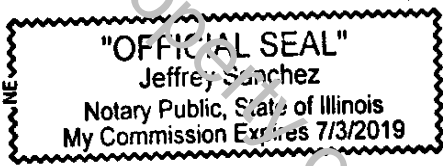
First American  
Title Insurance Company

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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 James F. Collier, Married to Stuart Verseman, a non-title holding spouse, personally known to me to be the same person(s) whose name(s) are 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 9 day of June, 20 16.



*[Signature]*  
Notary Public

Prepared by:  
Jeffrey Sanchez  
Jay Zabel & Associates, Ltd.  
55 W. Monroe, Ste. 3950  
Chicago, IL 60603

Mail to:

David Gorr  
205 W Randolph, # 850  
Chicago, IL 60606

Name and Address of Taxpayer:

Jason Ross  
Stacy R. Karson  
926 N Crosby St, Unit C  
Chicago, IL 60610



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## Exhibit "A" – Legal Description

UNIT 926-C AND GU-9 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

THE NORTHWESTERLY 208.50 FEET ( EXCEPT THE SOUTHWESTERLY 111.68 FEET THEREOF ) AND THE SOUTHWESTERLY 111.68 FEET ( AS MEASURED ALONG THE NORTHWESTERLY LINE ) OF THE FOLLOWING DESCRIBED PARCELS, TAKEN AS A TRACT:

### PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 ( EXCEPTING FROM SAID LOT 9, THE EASTERLY 10.00 FEET DEDICATED FOR ALLEY ), THE NORTH HALF OF LOT 15, ALSO LOTS 16, 17, 18, 19, 20 AND 21 ( EXCEPTING FROM SAID LOT 21, THE SOUTHERLY 20.00 FEET OF THE NORTHERLY 45 FEET DEDICATED FOR ALLEY ), LOTS 22, 23 AND 24, ALSO ALL OF VACATED ALLEY, LYING EASTERLY OF LOTS 5 TO 8 ( VACATED PURSUANT TO DOCUMENT RECORDED APRIL 27, 1927 IN BOOK 13299, PAGE 362 THROUGH 364 ), ALL IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

ALL OF THE NORTHEASTERLY / SOUTHWESTERLY 20 FOOT PUBLIC ALLEY DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS MAY 3, 1917 AS DOCUMENT 6103152, AS AMENDED FROM TIME TO TIME BEING THE SOUTHEASTERLY 20.00 FEET OF THE NORTHWESTERLY 45.00 FEET OF LOT 21 IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO IN SECTION 4, AND SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE NORTHWESTERLY / SOUTHEASTERLY 20 FOOT VACATED ALLEY (VACATED PURSUANT TO DOCUMENT NUMBER 18467184, AS AMENDED FROM TIME TO TIME RECORDED MAY 7, 1962 ), LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 21 TO 24, BOTH INCLUSIVE, AND LYING NORTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 21, ALL IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE SOUTH HALF OF LOT 15 IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416839081, AS AMENDED FROM TIME TO TIME.

PARCEL 4: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-65, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081, AS AMENDED FROM TIME TO TIME.

