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Doc#: 1620441049 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2016 11:39 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Jeffrey B. Mansfield and Kristen Mansfield, husband and wife, of the Village of Geneva, Kane County, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Ryan O'Neill as of 9990 W. 131st, Palos Park, Illinois, 60464 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special and governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; the Illinois Condominium Property Act; general real estate taxes not yet due and payable as of July 8, 2016.

Permanent Real Estate Index Number(s): 17-17-105-070-1052

Address(es) of Real Estate:
1200 W Monroe Street, Unit 512 Chicago Illinois 60607-2552

The date of this deed of conveyance is 07/08/2016.

(SEAL) Jeffrey B. Mansfield

(SEAL) Kristen Mansfield

State of Illinois, County of Kane SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey B. Mansfield and Kristen Mansfield personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

BOX 15



(My Commission Expires 4/9/17)

Given under my hand and official seal 07/7/2016.

Notary Public

© By FNTIC 2016

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REAL ESTATE TRANSFER TAX		08-Jul-2016
	COUNTY:	153.50
	ILLINOIS:	307.00
	TOTAL:	460.50

17-17-105-070-1052 | 20160601626321 | 0-513-551-680

REAL ESTATE TRANSFER TAX		08-Jul-2016
	CHICAGO:	2,302.50
	CTA:	921.00
	TOTAL:	3,223.50 *

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

PROPERTY NATIONAL TITLE
1 of 2
08/16/2016

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LEGAL DESCRIPTION

For the premises commonly known as:

1200 W Monroe Street, Unit 512
Chicago, Illinois 60607-2552

Legal Description:

PARCEL ONE: UNIT 512 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METRO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 30, 2003 AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE NO. 127, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME. PARCEL THREE: EASEMENT FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 0315034085.

This instrument was prepared by
William J. Fenili, Attorney at Law
305 S. Hale Street
Wheaton, IL 60187

Send subsequent tax bills to:
Ryan O'Neill
1200 W. Monroe, Unit 512
Chicago, IL 60607

Recorder-mail recorded document to:
Law Office of Steven K. Norgaard, P.C.
493 Duane Street, Suite 400
Glen Ellyn, IL 60137