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STC 01146-43971

THIS DOCUMENT WAS
PREPARED BY:

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AFTER RECORDING, RETURN TO:

Constantine P. Kanellos
3157 West Van Buren
Chicago, Illinois 60612

Doc#: 1622322031 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 09:19 AM Pg: 1 of 4

Dec ID 20160701632423
ST/CO Stamp 1-368-589-120 ST Tax \$220.00 CO Tax \$110.00
City Stamp 2-025-749-824 City Tax: \$2,310.00

WARRANTY DEED

THIS INDENTURE is made as of this 12 day of July, 2016 by and between Jennifer J. Rutzen n/k/a Jennifer J. Decker and Christopher A. Decker, wife and husband, as Joint Tenants of the city of Chicago, State of Illinois (collectively, the "Grantors"), and Richard L. Howard (the "Grantee"), of the city of Chicago, State of Illinois (a married man)

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX

19-Jul-2016

CHICAGO:	1,650.00
CTA:	660.00
TOTAL:	2,310.00 *

14-08-203-015-1169 | 20160701632423 | 2-025-749-824

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

REAL ESTATE TRANSFER TAX

21-Jul-2016

COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

14-08-203-015-1169 | 20160701632423 | 1-368-589-120

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EXHIBIT A

Legal Description

UNIT NUMBER 1701 IN 5445 EDGEWATER PLAZA AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267313, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-08-203-015-1169

COMMON ADDRESS: 5445 North Sheridan Road, #1701, Chicago, Illinois 60640

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options contained in and easements, liens for assessments, and rights and obligations created by Declaration of Condominium recorded as Document Number 24267313 and any amendments thereto.
3. Limitations and conditions imposed by the "Illinois Condominium Property Act."
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office