

FIRST AMERICAN TITLE
FILE # 2154199

Document prepared by:
John P. Antonopoulos
15419 127th Street
Lemont, IL 60439

Mail document to:
Jonathan Aven
180 N. Michigan Ave. Suite 2105
Chicago, IL 60601

Mail tax bills to:
Judith Alexander
70 W. Burton #405
Chicago, IL 60610



Doc#: 1622542067 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2016 11:23 AM Pg: 1 of 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, TERRACE PROPERTIES, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars and no/100, in hand paid, CONVEY and WARRANT to JUDITH ALEXANDER, OF 1555 N. Dearborn, Apt. 9A, Chicago, IL 60610, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See legal description on reverse side hereof

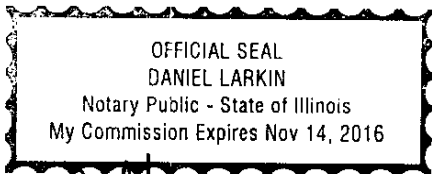
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

Address: 70 W. Burton #405, Chicago, IL 60610 PIN# 17-04-208-031-1114

Dated this 22nd day of July, 2016.

TERRACE PROPERTIES, LLC
an Illinois limited liability company



[Signature] 7/12/16

By: Carmen F. Sabia
CARMEN F. SABIA, Member/Manager

Dana E. Sabia
DANA E. SABIA, Member/Manager

S
P
S
S
INT

REAL ESTATE TRANSFER TAX	25-Jul-2016
CHICAGO:	1,350.00
CTA:	540.00
TOTAL:	1,890.00

17-04-208-031-1114 | 20160701635655 | 1-366-655-808

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

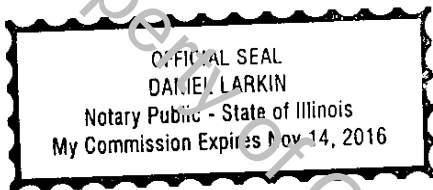
REAL ESTATE TRANSFER TAX	25-Jul-2016
COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00

17-04-208-031-1114 | 20160701635655 | 0-022-233-920

UNOFFICIAL COPY

State of Illinois)
) ss:
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that TERRACE PROPERTIES, LLC, an Illinois limited liability company by its Members/Managers, CARMEN F. SABIA and DANA E. SABIA, personally known to me to be the same persons whose names 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 22nd day of July, 2016.



A handwritten signature in black ink, appearing to read "D. Larkin", written over a horizontal line.

Notary Public

LEGAL DESCRIPTION

UNIT NO. 405-F, IN FAULKNER HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THAT PORTION OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 53.70 FEET OF SAID LOT, 24.15 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 5.90 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 27.50 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH 53.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 59.70 FEET OF THE EAST 16.0 FEET OF THE WEST 24.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25280760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.