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31922
WARRANTY DEED
ILLINOIS



Doc#: 1623155210 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2016 02:41 PM Pg: 1 of 4

THE GRANTORS:

Matthew Maloney and
Kelly Krapfl n/k/a Kelly
Maloney, Husband and Wife
1510 W. Cortez Street
Unit 2W

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Justin Sadowski and Andria J. Bernard
343 W Wold Point Plaza
Chicago, IL 60654

~~As Joint Tenants, not as Tenants in Common nor as Tenants By The Entirety~~
Husband and Wife, not as joint tenants, or as tenants in common, but as Tenants by the Entirety
Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT #2W IN THE 1510 W. CORTEZ CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 44 AND 45 IN BAUWENS AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED NOVEMBER 2, 2012, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1230734045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHTS TO THE PARKING SPACE NUMBERS P-6, LIMITED COMMON ELEMENTS ("LCE") AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 2W, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

16f2

PTLW-31922

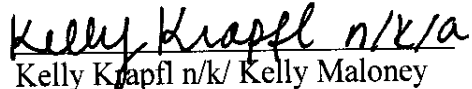

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Permanent Index Number: 17-05-308-126-1005

Address of Real Estate: 1510 W. Cortez Street, Unit 2W, Chicago, IL 60642

Dated this 8th day of August, 2016

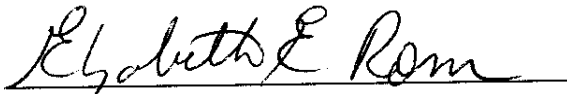

Matthew Maloney


Kelly Krapfl n/k/ Kelly Maloney


STATE OF ILLINOIS)
) ss
COUNTY OF COOK

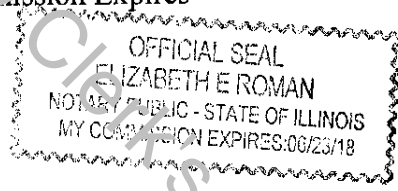
I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Matthew Maloney and Kelly Krapfl n/k/a Kelly Maloney, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 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.

GIVEN under my hand and official seal, this 8th day of August, 2016.


Notary Public

6/23/18
Commission Expires

This instrument was prepared by: Ami J. Oseid.
Attorney at Law
3653 W Irving Park Road
Chicago, IL 60618



~~MAIL TO:~~
A. Andrew Makhoul, Attorney at Law
3150 N. Sheffield, Suite 507
Chicago, IL 60657

MAIL SUBSEQUENT TAX BILLS TO:
Justin Sadowski and Andria J. Bernard
1510 W. Cortez Street, Unit 2W
Chicago, IL 60642

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10-Aug-2016

REAL ESTATE TRANSFER TAX



CHICAGO:	4,537.50
CTA:	1,815.00
TOTAL:	6,352.50*

17-05-308-126-1005 | 20160801642694 | 1-737-544-512

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

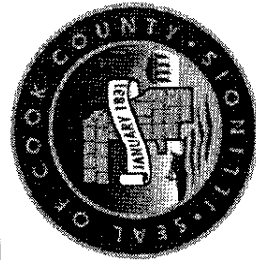
Property of Cook County Clerk's Office

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10-Aug-2016

REAL ESTATE TRANSFER TAX

COUNTY:	302.50
ILLINOIS:	605.00
TOTAL:	907.50



17-05-308-126-1005

20160801642694

0-315-052-864

Property of Cook County Clerk's Office