

# UNOFFICIAL COPY

Doc#: 1623955025 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2016 11:08 AM Pg: 1 of 2

Dec ID 20160801650164  
ST/CO Stamp 0-839-027-520 ST Tax \$495.00 CO Tax \$247.50  
City Stamp 0-427-633-472 City Tax: \$5,197.50

## WARRANTY DEED ILLINOIS STATUTORY

CT 16PST 20552157  
Cb 1 of 2

THE GRANTORS, Arthur Reynolds and Aimee Reynolds, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Paul Ruffin, 560 E. Water St., Apt. 4907, Chicago IL 60601, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Joseph

UNIT 1A IN SURREY COURT CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 43, 44, 45 AND 46 IN THOMAS GOODE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO (LYING EAST OF THE RIGHT OF WAY OF CHICAGO AND EVANSTON RAILROAD COMPANY) IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM MADE BY SURREY COURT VENTURE PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP, AND RECORDED AS DOCUMENT NUMBER 25799181, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT ONLY 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; THE CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 14-29-323-024-1001

Address of Real Estate: 1248 West Fullerton, Unit 1A, Chicago, IL 60614

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Dated this 23 day of August, 2016.

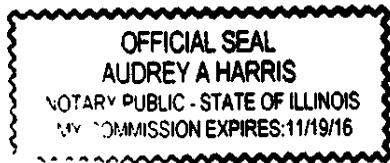
*Arthur M Reynolds* (SEAL)  
Arthur Reynolds

*Aimee Reynolds* (SEAL)  
Aimee Reynolds

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Arthur Reynolds and Aimee Reynolds, 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 acknowledge 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 23 day of AUGUST, 2016.



*Audrey Harris*  
NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart  
9349 Forestview Road  
Evanston, Illinois 60203

Send subsequent tax bills to:

Paul Ruffin  
1248 West Fullerton, #1A  
Chicago, IL 60614

After recording mail to:

Paul Ruffin  
1248 West Fullerton, #1A  
Chicago, IL 60614