

# UNOFFICIAL COPY

**GIT**

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Doc#: 1624522008 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/01/2016 08:33 AM Pg: 1 of 3

Dec ID 20160801647303  
ST/CO Stamp 1-498-196-800 ST Tax \$475.50 CO Tax \$237.75  
City Stamp 0-467-643-200 City Tax: \$4,992.75

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Elizabeth J. Broderick  
2370 Chestnut St.  
No. 310  
San Francisco, CA 94123

(The Above Space for Recorder's Use Only)

THE GRANTOR Elizabeth J. Broderick, an unmarried woman and not a party to a civil union, of San Francisco, California, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ariane L. Pollack, an unmarried woman and not a party to a civil union, of Washington, D.C., the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**


Permanent Index Number(s): 14-31-328-122-1006


Property Address: 2251 W. Wabansia St., Unit 106, Chicago, IL 60647

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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



Dated this 12<sup>th</sup> day of August, 2016.

 (Seal)  
Elizabeth J. Broderick

REAL ESTATE TRANSFER TAX		29-Aug-2016
	CHICAGO:	3,566.25
	CTA:	1,426.50
	TOTAL:	4,992.75 *

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

REAL ESTATE TRANSFER TAX		29-Aug-2016
	COUNTY:	237.75
	ILLINOIS:	475.50
	TOTAL:	713.25

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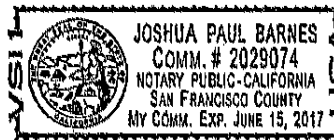
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STATE OF CALIFORNIA )  
 ) SS,  
COUNTY OF San Francisco )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth J. Broderick personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 notarial seal, this 12<sup>th</sup> day of August, 2016.

Joshua Paul Barnes  
Notary Public



THIS INSTRUMENT PREPARED BY  
Michael J. Sreenan, PC  
1341 West Fullerton Avenue, No. 175  
Chicago, IL 60614

MAIL TO:

Robert A. Motel, Esq.  
4433 W. Touhy Ave.  
Suite 465  
Lincolnwood, IL 60612

SEND SUBSEQUENT TAX BILLS TO:

Ariane L. Pollack  
2251 W. Wabansia St.  
Unit 106  
Chicago, IL 60647

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAKLEY MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0509734001, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-7, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-31-328-122-1006

Property Address: 2251 W. Wabansia St., Unit 106, Chicago, IL 60647

Property of Cook County Clerk's Office