

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY**

Doc#: 1626750047 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2016 09:28 AM Pg: 1 of 3

Dec ID 20160901658184  
ST/CO Stamp 1-523-722-048 ST Tax \$517.50 CO Tax \$258.75  
City Stamp 0-215-164-736 City Tax: \$5,433.75

Chicago Title 16 USA 520443 LP X 444

THE GRANTOR(S), Carl S. Smith, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

John Fraser \*

\* 7033 JERSEY CIRCLE, CRYSTAL, MN 55427  
all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:**

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 17-08-335-029-1015, 17-08-335-031-1023

Address(es) of Real Estate: 17 W. Loomis, Unit 3J and P-7, Chicago, IL 60607

NOT A HOMESTEAD PROPERTY

Dated this 13 day of September, 2016

CS  
Carl S. Smith

Signed Before Me On

SEPTEMBER 13, 2016

Property of Cook County Clerk's Office

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STATE OF NJ, COUNTY OF Hudson ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carl S. Smith personally known to me to be the same person(s) whose name(s) is 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 13 day of September, 2014

Quentin S. Blue  
Notary Public  
New Jersey  
My Commission Expires 10-16-2019  
No. 2450384



(Notary Public)

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**Prepared By:** Bradford Miller Law PC  
134 N. LaSalle, Suite 1040  
Chicago, IL 60602

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**After Recording Mail To:**

Aldon W. Batt  
120 W Wadison # 200-60  
Chicago IL 60602

**Name & Address of Taxpayer:**

John Fraser  
17 N Loomis #3J  
Chicago IL 60607

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## LEGAL DESCRIPTION

Order No.: 16WSA520443CLP

**PARCEL 1:**

UNIT 3J IN THE HEARTBREAK LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 29 TO 32 IN BLOCK 6 IN MALCOLM M, MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHTS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769054, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

UNIT P-7 IN THE HEARTBREAK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS 23 TO 28, BOTH INCLUSIVE, IN BLOCK 6 IN MALCOLM M. MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769055, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00730333, IN COOK COUNTY, ILLINOIS.