

# UNOFFICIAL COPY



Doc# 1627347085 Fee \$46.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/29/2016 10:49 AM Pg: 1 of 5

## WARRANTY DEED

Prepared By:  
Attorney Thomas J. Moran  
5300 West Devon Avenue  
Chicago, IL 60646

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

AG1613247 IL

The Grantor, DORIS ABERNATHY, a single woman, of the City of Cleveland, County of White and State of Georgia for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to

ABRAHAM COHEN  
1325 N State Parkway, # 17C,  
Chicago, IL 60610

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description is attached hereto and made a part hereof.  
P.I.N. # 17-03-106-027-1079  
Property Address: 1325 N. State Parkway, Unit 17C, Chicago IL 60610

To have and to hold said property forever hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29 day of August, 2016.

  
DORIS ABERNATHY

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

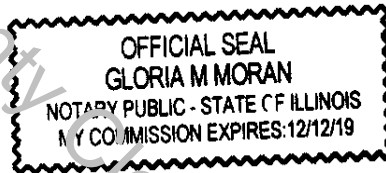
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said State and County aforesaid DO HEREBY CERTIFY that DORIS ABERNATHY, a single woman, 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 said deed as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31<sup>st</sup> day of AUGUST, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC



Mail Recorded Deed to:

~~JOHN ZACHARA  
53 W JACKSON #640  
CHICAGO IL 60604 ke~~

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

Mail Tax Bills to: ABRAHAM COHEN  
1325 N State Parkway #17C  
CHICAGO IL 60610

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## EXHIBIT A

UNIT 17C IN THE AMBASSADOR HOUSE CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS 4, 5, 6 AND 7 IN BLOCK 4 IN. H. O. STONE IS SUBDIVISION OF ASTOR'S 'ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1977 AND KNOWN AS TRUST NUMBER 1325, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 24132176, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PIN: 17-03-106-027-1079

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX** 10-Aug-2016



<b>CHICAGO:</b>	2,535.00
<b>CTA:</b>	1,014.00
<b>TOTAL:</b>	3,549.00 *

17-03-106-027-1079 | 20160801640642 | 0-096-785-216

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

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**REAL ESTATE TRANSFER TAX**

10-Aug-2016



COUNTY:  
ILLINOIS:  
TOTAL:

169.00  
338.00  
507.00

17-03-106-027-1079

20160801640642

1-672-401-728