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Doc#: 1630022117 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2016 01:38 PM Pg: 1 of 3

WARRANTY DEED STATE OF ILLINOIS

Dec ID 20160901662002
ST/CO Stamp 1-611-865-920 ST Tax \$308.00 CO Tax \$154.00
City Stamp 1-074-995-008 City Tax: \$3,234.00

Above Space for Recorder's Use Only

THE GRANTORS, PETER D. ROBINSON AND ABIGAIL MANGER, AS JOINT TENANTS, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO GINA BONFIGLIO, *an unmarried person of Chicago, Illinois*

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 809 WEST BURNA AVENUE, UNIT 2E, CHICAGO, ILLINOIS 60613 →
PERMANENT INDEX NUMBER(s): 14-17-414-031-1623 1611

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; BASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTORS; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 10.22.16

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Peter D. Robinson (SEAL)
 PETER D. ROBINSON

Abigail Manger (SEAL)
 ABIGAIL MANGER

STATE OF ILLINOIS

COUNTY OF COOK

DEANNA S RYAN
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires May 2, 2020

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PETER D. ROBINSON AND ABIGAIL MANGER, ARE 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, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 22 DAY OF NOVEMBER, 2016.

MY COMMISSION EXPIRES: 05/02/20

Deanna S. Ryan
 NOTARY PUBLIC

| This Instrument was Prepared By: | Send Subsequent Tax Bills to: | After Recording Mail To: |
|---|--|--|
| Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614 | Gina Bonfiglio 809 W. Buena Ave, Unit 2E Chicago, IL 60613 | Dewey E. Stans 3681 Grayhawk Drive Algonquin, IL 60102 |

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LEGAL DESCRIPTION

Order No.: 16WSA102930NA

For APN/Parcel ID(s): 14-17-414-031-1023

PARCEL 1:

UNIT NO. 809-2-EAST IN THE CHELSEA OF BUENA PARK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 1 AND 2 IN BLOCK 2 IN WALLER'S ADDITION TO BUENA PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93589266, AS AMENDED BY DOCUMENT NUMBER 94740564, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE PROPERTY AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 93616418, MADE BY PIONEER BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 12, 1976 AND KNOWN AS TRUST NUMBER 20112 OVER THE PROPERTY DESCRIBED AS FOLLOWS:

A STRIP OF LAND COMPRISING THE WEST 10 FEET OF THE NORTH 91.10 FEET OF LOT 2 IN BLOCK 2 IN WALLER'S ADDITION TO BUENA PARK IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.