

UNOFFICIAL COPY



16305010650

Doc# 1630501065 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 12:08 PM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Mail To:

Gael Morris, Esq.
2835 N. Sheffield Ave.
Suite 232
Chicago, IL 60657

Send Subsequent Tax Bills To:

Miles Duncan
1425 W. Grand Ave.
Unit 2W
Chicago, IL 60642

RECORDER'S STAMP

THE GRANTORS, Ronald J. Fought and Sheila Fought, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Miles Duncan, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes for 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-08-131-102-1004

FIDELITY NATIONAL TITLE

SC 16031232

Property Address: 1425 W. Grand Avenue, Unit 2W, Chicago, Illinois 60642

BOX 15

SIGNATURE PAGE FOLLOWS

S
P 3
S
SC
INT

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC16031232

For APN/Parcel ID(s): 17-08-131-102-1004

For Tax Map ID(s): 17-08-131-102-1004

PARCEL 1:

UNIT 1425-2W IN THE 1425 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 9 AND 10 IN BLOCK 18 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 3 AND SUB-LOT 4 IN THE SUBDIVISION OF LOT 1 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 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 AUGUST 11, 2008 AS DOCUMENT 0822410052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:



THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHT R-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052.

REAL ESTATE TRANSFER TAX		25-Oct-2016
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00
17-08-131-102-1004 20161001668024 1-758-760-768		

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

REAL ESTATE TRANSFER TAX		25-Oct-2016
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
17-08-131-102-1004 20161001668024 1-370-828-608		

UNOFFICIAL COPY

Dated this 4 day of October, 2016.

Ronald J. Fought
Ronald J. Fought

Shelah Fought
Shelah Fought

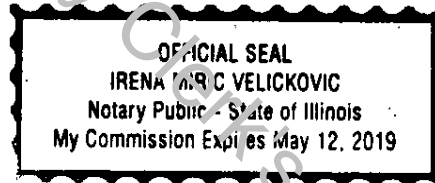
STATE OF IL)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald J. Fought and Shelah Fought 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.

Subscribed and sworn to before me this 4 day of October, 2016.

Irena Mirc Velickovic #819952
Notary Public

My Commission Expires: May 12, 2019



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

~~Gael Morris, Esq.
2835 N. Sheffield Ave.
Suite 232
Chicago, IL 60657~~

SEND SUBSEQUENT TAX BILLS TO:

Miles Duncan
1425 W. Grand Ave.
Unit 2W
Chicago, IL 60642