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Warranty Deed

JOINT TENANCY - Statutory
(ILLINOIS) Individual to Individual



Doc# 1631456113 Fee \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/09/2016 01:01 PM Pg: 1 of 3

The GRANTOR, **JOHN R. HAMM, a married man**, of the Village of River Grove, Illinois, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **JOHN R. HAMM and KAREN HAMM, husband and wife**, of 2400 Davisson, River Grove, IL 60171,

in **JOINT TENANCY** with right of survivorship and not as Tenants in Common, the following described real estate situated in the County of Cook in the State of Illinois, to wit: (See attached for legal description.) TO HAVE AND TO HOLD said premises, not in Tenancy in Common but in joint tenancy forever.

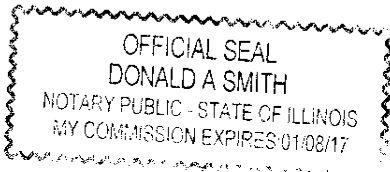
Permanent Index Number (PIN): 10-31-100-016-1006
Address of Real Estate: 7041 W. Touhy Ave., Unit 206D, Niles, IL 60714

DATED this 19th day of October, 2016

JOHN R. HAMM

THIS IS NOT HOMESTEAD PROPERTY

State of Illinois, County of Cook SS.



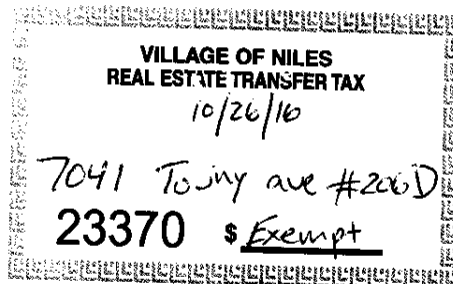
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERELY CERTIFY that **JOHN R. HAMM, a married man**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of October, 2016

Commission expires January 8, 2017

Notary Public

This instrument was prepared by: Donald A. Smith, Esq., 241 Golf Mill Prof. Bldg., Suite 800, Niles, IL 60714



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LEGAL DESCRIPTION

of property commonly known as 7041 W. Touhy Ave., Unit 206D, Niles, IL 60714:

PARCEL 1:

UNIT 206D IN THE 7041 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PERCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, SAID BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 383.61 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 151.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 112.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 288.56 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 12.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 288.56 FEET TO THE POINT OF BEGINNING, AND ALSO THAT PART OF SAID LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 328.57 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 206.27 FEET TO THE POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 22.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECOND EAST, 11.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 11.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 1997 AS DOCUMENT 97583939 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P16D AND INDOOR STORAGE SPACE 816D AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97583939.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph 2 , Section 4, Real Estate Transfer Tax Act

Dated 10/19/16

 Donald A. Smith
Attorney for Grantor

Send subsequent tax bills to:

Mail To Donald A. Smith, Esq.
Suite 800, Golf Mill Prof. Bldg.
Niles, IL 60714

Mr. John R. Hamm
2400 Davisson
River Grove, IL 60171

OR Recorder's Office Box No. _____

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

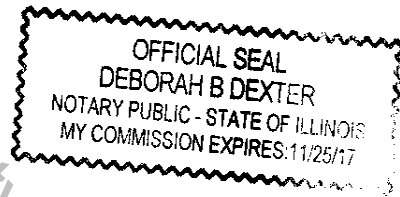
Dated October 19, 2016

Signature:

[Signature]
Grantor or agent

Subscribed and sworn to before me this 19th day of October, 2016.

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 19, 2016

Signature:

[Signature]
Grantee or agent

Subscribed and sworn to before me this 19th day of October, 2016.

[Signature]
Notary Public

