

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

MAIL TO: *ADR*
A.D. Reiter
657 W. Fulton Unit 312
Chicago, Il 60661

NAME & ADDRESS OF TAXPAYER:
A.D. Reiter
657 W. Fulton Unit 312
Chicago, Il 60661



Doc# 1632619123 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2016 10:55 AM PG: 1 OF 5

RECORDER'S STAMP

THE GRANTOR(S) Cecilia M. Jurado, a single person, of the City of Chicago, County of Cook, State of Ill for and in consideration of Ten and 00/100----- DOLLARS and other good and valuable considerations in hand paid; CONVEYS AND WARRANTS to Arelina D. Reiter, a single person, 657 W. Fulton, Unit 312, of the City of Chicago, County of Cook, State of 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" AS HERETO ATTACHED

TO HAVE AND TO HOLD said real estate and appurtenances attached thereto; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes for the year 2016 and subsequent years; covenants; conditions and restrictions of record; building line and easements, if any.

Permanent Index Number(s) 17-09-312-010-1112

Property Address: 657 W. Fulton, Unit G-37, Chicago, Il 60661

DATED this 21st day of **October**, 2016

MILLENNIUM TITLE GROUP LTD.
ORDER NUMBER 03000

Cecilia M. Jurado by Rosa Cain, her (SEAL)
Cecilia M. Jurado, by Rosa Cain, her ^{Agent}
Attorney-in-Fact (Agent)


(SEAL)

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STATE OF ILLINOIS }
 County of **COOK** SS

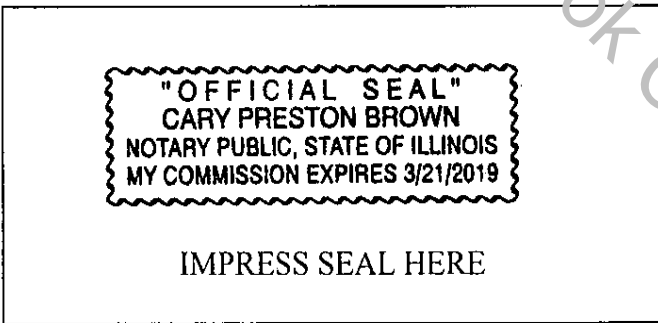
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Cecilia M. Jurado, by Rosa Cain, her Attorney-in-Fact (Agent)** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that **he/she/they** signed, sealed and delivered the said instrument as **his/her/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 21st day of October, 2016.



 Notary Public

My commission expires:




COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH ε SECTION 4, REAL ESTATE TRANSFER ACT

NAME AND ADDRESS OF PREPARER:



Cary Brown
 7220 W 194th Street
 Tinley Park, IL 60477


DATE: **October 7, 2016**



 Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		21-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-312-010-1112 20161101683649 2-008-125-632		

REAL ESTATE TRANSFER TAX		21-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-09-312-010-1112 20161101683649 0-668-553-408		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION**

UNIT NUMBER G-37 IN THE FULTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 THROUGH 9, BOTH INCLUSIVE, AND THAT PART OF LOTS 10 AND 11 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 FOR A DISTANCE OF 3.12 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 11, 8.53 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 11, THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 10 AND 11 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

~~EXCEPT COMMERCIAL PARCEL #1, BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF LOTS 8, 9, 10 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 89 DEGREES 50 MINUTES 09 SECONDS WEST, 8.81 FEET ALONG THE SOUTH RIGHT OF WAY OF FULTON MARKET AVENUE TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 51 SECONDS EAST, 19.65 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 43 SECONDS EAST, 6.58 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST, 47.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 19.83 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, 6.46 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 20.67 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST, 8.54 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 24.08 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, 8.08 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 12.22 FEET; THENCE NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 62.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF FULTON MARKET AVENUE; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST, 83.39 FEET TO THE POINT OF BEGINNING, LIMITED TO THE AREA BETWEEN FINISHED FLOOR (14.80 ± CHICAGO DATUM) & FINISHED CEILING (28.80 FEET ± CHICAGO DATUM);~~

~~AND EXCEPT COMMERCIAL PARCEL #2, BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF LOTS 9, 10 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTH 89 DEGREES 08 MINUTES 11 SECONDS WEST, 3.12 FEET ALONG THE NORTH RIGHT OF WAY OF WALNUT STREET; THENCE NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 43.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 22.86 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 27.79 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, 22.17 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.69 FEET TO THE POINT OF BEGINNING, LIMITED TO THE AREA BETWEEN FINISHED FLOOR (14.80 ± CHICAGO DATUM) & FINISHED CEILING (28.80 ± CHICAGO DATUM), ALL IN COOK COUNTY, ILLINOIS.~~

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WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636309075, AS AMENDED BY SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANT AND BY-LAWS RECORDED JANUARY 12, 2007 AS DOCUMENT NUMBER 0701209056 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, INGRESS MID EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED DECEMBER 29, 2006 AS DOCUMENT NO. 0636309075, AND SPECIAL AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 0701209055.

SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR OR YEARS FOR WHICH NO TAX BILLS HAVE BEEN ISSUED AND SUBSEQUENT YEARS; COVENANTS, RESTRICTIONS AND PUBLIC EASEMENTS OF RECORD; THE ACT, DECLARATION, PLAT AND BY-LAWS RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636309076; ZONING AND BUILDING LAWS AND ORDINANCES; PUBLIC ROADS AND HIGHWAYS; UTILITY EASEMENTS, BALCONY OR PATIO EASEMENTS, PARKING AREA RESTRICTIONS AND ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS DESCRIBED IN THE DECLARATION; AND THE RIGHT TO ADD AND ANNEX TO THE CONDOMINIUM AS PROVIDED IN THE DECLARATION; AND TO THE CONCOMITANT DIVESTMENT OF THE PERCENTAGE INTEREST IN THE COMMON ELEMENTS CONVEYED HEREUNDER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTION AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGHT THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

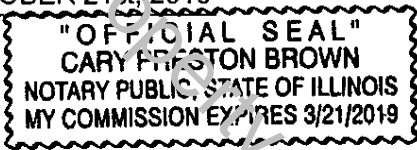
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STATEMENT BY GRANTOR AND GRANTEE

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 21st, 2016

Signature Rosa Cain
Grantor or Agent



Subscribed and sworn to before me by the said ROSA CAIN affiant
this 21st day of OCTOBER, 2016

Notary Public [Signature]

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 21st, 2016

Signature Rosa Cain
Grantee or Agent



Subscribed and sworn to before me by the said ROSA CAIN affiant
this 21st day of OCTOBER, 2016

Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)