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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2016 11:06 AM PG: 1 OF 2

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

FIRST AMERICAN TITLE
FILE # 280 8401

Preparer File: Chatham-2160146.011
FATIC No.: 2808401

THE GRANTOR, Chatham Grove Condominium Association, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Denver C. Faulkner and Denise Faulkner, husband and wife, Tenants by the Entirety, of 1867 Covenant Lane Lynnwood, IL 60411 of the County of Cook, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

UNIT NO. 745-2S IN CHATHAM GROVE "I" CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24958715, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

SUBJECT TO: Covenants, conditions and restrictions of record; and building lines and easements, if any; general real estate taxes not due and payable at the time of closing

Permanent Real Estate Index Number(s): 20-34-413-053-1023

Address(es) of Real Estate: 745 East 84th Place #2S
Chicago, IL 60619

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this:

17th day of Nov., 20 16

Chatham Grove Condominium Association

By: Trent T. Hicks
Trent T. Hicks, President

Attest: Anitta Bright
Anitta Bright, Secretary

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Trent T. Hicks, personally known to me to be the President of the Chatham Grove Condominium Association and Anitta Bright, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Trent T. Hicks and Anitta Bright they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of November, 20 16.



Sandra J. Kahn
Notary Public

Prepared by:
Dickler, Kahn, Slowikowski and Zavell, LTD.
85 West Algonquin Road Suite 420
Arlington Heights, IL 60005

Mail to:
Wade B. Arends
10129 South Western Avenue
Chicago, IL 60643

Name and Address of Taxpayer:
Denver C. Faulkner and Denise Faulkner
745 East 84th Place #2S
Chicago, IL 60619

REAL ESTATE TRANSFER TAX		18-Nov-2016
	C.HIC/CO:	101.25
	OTA:	40.50
	TOTAL	141.75 *

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

REAL ESTATE TRANSFER TAX		18-Nov-2016
	COUNTY:	6.75
	ILLINOIS:	13.50
	TOTAL:	20.25

20-34-413-053-1023

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