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Warranty Deed

NORTH AMERICAN
TITLE COMPANY

16-263293



Doc# 1634355245 Fee \$42.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/08/2016 02:05 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, EUGENE SHEN, an unmarried person and not a party to a civil union, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to MARK C. BOWMAN, an unmarried person, 600 Stagemont Street, Apt. 3233, Houston, Texas 77007, the following described real estate located in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 17-15-307-036-1013


Address of Real Estate: 910 South Michigan Avenue, Unit 413, Chicago, Illinois 60605

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

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Dated this 2nd day of December, 2016.




EUGENE SHEN (SEAL)

State of Illinois, Cook County - ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
EUGENE SHEN, an unmarried person and not a party to a civil union,
personally known to me to be the same person whose name 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, including the release and waiver
of the right of homestead, if any.

Given under my hand and official seal, this 2nd day of December, 2016.





Commission expires 10/17/2017



NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 - (773) 853-0428

Upon recording mail to:
Jonathan Aron
180 N. Michigan 2105
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Mark Bowman
910 S Michigan Ave 413
Chicago IL 60605

REAL ESTATE TRANSFER TAX		05-Dec-2016
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50
17-15-307-036-1013 20161201687814 0-400-361-664		

REAL ESTATE TRANSFER TAX		05-Dec-2016
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *
17-15-307-036-1013 20161201687814 1-804-011-712		
* Total does not include any applicable penalty or interest due.		

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15826-16-263293-IL

Property Address: 910 S. Michigan Avenue, Unit 413, Chicago, IL 60605
Parcel ID: 17-15-307-036-1013

PARCEL 1:

UNIT NUMBER 413 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98774537, IN COOK COUNTY, ILLINOIS.