

WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:

CT

16PNW 35809NSK
CB 1 of 2



Doc# 1634742073 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2016 11:38 AM PG: 1 OF 2

THE GRANTORS, David Plotkin, an Unmarried man, of the City of Chicago, County of Cook, State of Illinois, and Nathaniel Plotkin, a married man, of the City of New York, Borough of Manhattan, State of New York, for and in consideration of - TEN -

DOLLARS, (\$10.00) in hand paid,

CONVEY and WARRANT to GRANTEES Dino Sartori and Karen Sartori, husband and wife, of 14649 Ingleside, Dolton, Illinois 60419, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

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

TO HAVE AND TO HOLD said premises not as tenants in common, and not as joint tenants, but as tenants by the entirety, forever. *This is not homestead property for Nathaniel Plotkin.*

Subject To: general real estate taxes not 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 uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 17-22-303-048-1095

Address (es) of Real Estate: 1727 S. Indiana Avenue, #305, Chicago, Illinois 60616

DATED: December 2, 2016

David Plotkin

Nathaniel Plotkin

S Y
P 2
S A
SC V
INT AR

State of Illinois, County of Illinois, ss.

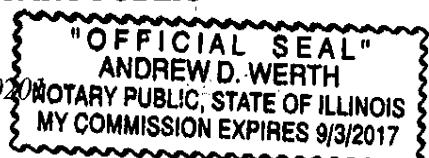
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Plotkin and Nathaniel Plotkin, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date 12-2-16

NOTARY PUBLIC

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201



re

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1727 S. Indiana Avenue, #305, Chicago, Illinois 60616

Property Index Number: 17-22-303-048-1095


PARCEL 1:

UNIT NO. 305 IN THE PRAIRIE DISTRICT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0727022166 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0727022161

REAL ESTATE TRANSFER TAX	08-Dec-2016
 CHICAGO:	2,568.75
CTA:	1,027.50
TOTAL:	3,596.25

17-22-303-048-1095 | 20161201688884 | 0-206-055-616

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

REAL ESTATE TRANSFER TAX	08-Dec-2016
  COUNTY:	171.25
ILLINOIS:	342.50
TOTAL:	513.75

17-22-303-048-1095 | 20161201688884 | 1-083-295-936

MAIL TO:

Hiskes, Dillner, O'Donell, et al.
(Name)
16231 Wausau Avenue
(Address)
South Holland, IL 60473
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Dino Sartori and Karen Sartori
(Name)
1727 S. Indiana Ave., #305
(Address)
Chicago, IL 60616
(City, State and Zip)