

UNOFFICIAL COPY



Doc# 1634706207 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2016 03:00 PM PG: 1 OF 3

Property of Cook County Clerk's Office

TO Record: Warranty Deed
BT 16-02858
1 of 2

Return to: Lynn Paiva

Burnet Title
1301 W. 22nd Street
Oak Brook, IL 60523

S Yes
P 3
S N
M N
SC Yes
E Yes
INT Yes

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WARRANTY DEED

The Grantor, LYNN M. PEARSON, a single person, of 4923 Lake Creek Village Drive, #1-102, Edwards, CO 81632, for and in consideration of the sum of Ten Dollars (\$10.00), CONVEY AND WARRANT to JAMES A. BOTH II and CATHERINE MARIE BOTH, husband and wife, not as tenants in common and not as joint tenants with rights of survivorship, but as tenants by the entirety, of 2319 North Orchard Street, Chicago, IL 60614, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PT 16-02855(7) 142

Legal Description attached as Exhibit A.

Property commonly known as 2901 North Wolcott Avenue, Unit B, Chicago, IL 60657

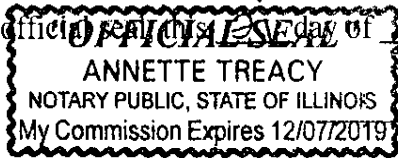
P.I.N.: 14-30-222-173-1032

SUBJECT TO: (a) Conditions, covenants, and restrictions of record; and (b) general real estate taxes not yet due and payable.

Dated this 21 day of October 2016.

[Signature]
LYNN M. PEARSON



State of Illinois, County of DuPage) ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LYNN M. PEARSON, 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 she signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of October, 2016.

Annette Treacy
Notary Public

This instrument was prepared by Michael G. Philipp, WIEDEL, PHILIPP, INDELICATO & OLSON, 4915 Main Street, Downers Grove, IL 60515.

MAIL TO:
JAMES A. BOTH II
2901 N. WOLCOTT, UNIT B
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:
James A. Both II and Catherine Marie Booth
2901 N. Wolcott Avenue, Unit B
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		03-Nov-2016
	COUNTY:	183.00
	ILLINOIS:	366.00
	TOTAL:	549.00

14-30-222-173-1032 | 20161001667464 | 0-944-062-272

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 2901-B IN THE LANDMARK VILLAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE UNIT 1, BEING A RE- SUBDIVISION OF LOTS 96 THROUGH 105 INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164 INCLUSIVE IN WILLIAM DEERINGS DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF VACATED WEST GEORGE STREET, LYING SOUTH AND ADJACENT TO SAID LOTS 154 THROUGH 164 AND PART OF LOTS 1 AND 2 IN OWNERS PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 28, 1994 AS DOCUMENT 94667604; AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21 AND 22 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT 1 RECORDED AS DOCUMENT 94658101.

Permanent Index Number(s): 14-30-222-173-1032

2901 N. Wolcott Avenue Unit B, Chicago, IL 60657

REAL ESTATE TRANSFER TAX

26-Oct-2016



CHICAGO:	2,745.00
CTA:	1,098.00
TOTAL:	3,843.00 *

14-30-222-173-1032 | 20161001667464 | 0-473-571-136

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