#### **UNOFFICIAL COPY**

WARRANTY DEED Statutory (Illinois)



Doc# 1635445045 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2016 10:21 AM PG: 1 OF 3

THE GR. NTOR, Daniel J. Simon, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Sawbill Properties, LLC Series (37) – 1849-51 W. Cornelia, Chicago, Illinois, an Illinois designated series of a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

## FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF

Property Address:

3453 North Wolcott Avenue, Unit 1, Chicago, Illinois 60657

P.I.N.:

14-19-411-033-1007

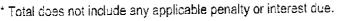
**SUBJECT TO:** Covenants, conditions, and restrictions of record which do not adversely affect the use of Property as one (1) residential apartment building containing eighteen (18) dwelling units; public and utility easements of record which do not underlie the improvements on the Property and which are not violated thereby; general real estate taxes for the year 2016 and subsequent years which are not yet due and payable at the time of closing.

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

Dated: this 21 day of November, 2016

REAL ESTATE TRANSFER TA	4X 16-De	16-Dec-2016	
REAL ESTATE	COUNTY:	105.00	
	(LLINOIS:	210.00	
	TOTAL:	315.00	
14-19-411-033-1007	20161101684776 0-583-5	38-880	

REAL ESTATE TRANSFER TAX		12-Dec-2016	
		CHICAGO:	1,575.00
		CTA:	630.00
		TOTAL:	2,205.00 *
14-19-	411-033-10	07   20161101684776	0-332-703-936
		•	





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#### **UNOFFICIAL COPY**

Danlel J. Simon

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 Daniel J. Simon is 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 he signed 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.

Given under my hand are official seal, this 2 day of November, 2016.

Notary Public

OFFICIAL STAMP
CANDICE HAWSE
NOTARY PUBLIC - OREGUN
COMMISSION NO. 954918
MY COMMISSION EXPIRES OCTOBER 02, 2020

Ounity Clary, Office

#### THIS INSTRUMENT PREPARED BY:

Seth A. Kaplan, Esq. Rudolph Kaplan LLC 20 North Clark St., Suite 2500 Chicago, IL 60602

#### WHEN RECORDED RETURN TO:

ICM Properties, Inc. 1438 West Belmont Avenue Chicago, Illinois 60657

### SEND FUTURE TAX BILLS TO:

ICM Properties, Inc. 1438 West Belmont Avenue Chicago, Illinois 60657

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# **UNOFFICIAL COPY**

Legal Description

Unit No. 3453-1 and the exclusive right to use Storage Space S-7, in Wolcott Flats II Condominium as delineated on a survey of the following described real estate:

Lots 20 and 21 in Charles J. Ford's Subdivision of Lot 38 of Executor's of W. E. Jones Subdivision of the West 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois:

Which survey is attached as Appendix "A" to the Declaration of Condominium for Wolcott Flats II Condominium recorded as document number 0720715108, together with its undivided percentage interest in the common elements.

