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WARRANTY DEED GENERAL

Doc#: 1700619236 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2017 11:02 AM Pg: 1 of 3

Dec ID 20170101698524
ST/CO Stamp 1-294-607-552 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-739-935-424 City Tax: \$2,310.00

NAT

16-263439

Property of Cook County Clerk's Office

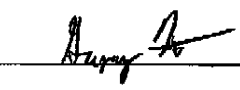
THE GRANTOR(S) Gregory Kutza and Sarah Kutza, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 dollars (\$10.00) in hand paid, convey(s) and warrant(s) to MiQuel Reyes, (Grantee's Address) of 2244 W. Sawyer Avenue, Chicago, Illinois, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:
(See Exhibit "A", attached hereto and made a part hereof.)

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes not yet due and payable; Grantee's first mortgage of record.

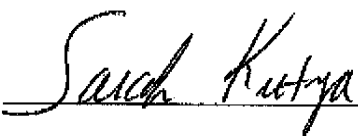
hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-226-020-1003; 14-17-222-023-1019
Address of Real Estate: 915 W. Sunnyside Avenue, Units 1S and P-73, Chicago, Illinois 60640

Dated this 4th day of January, 2017



Gregory Kutza



Sarah Kutza

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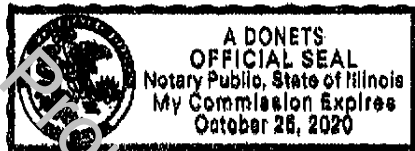
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gregory Kutza and Sarah Kutza personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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 and official seal, this 4th day of January, 2016

A. Dent (Notary Public)



Prepared By:
Georgia A. Beatty, 6102 N. Sheridan Road, Suite 502, Chicago, IL 60660

Mail To:
Miguel Reyes
915 W. Sunnyside
Chicago IL 60640

Name and Address of Taxpayer/Address of Property:

REAL ESTATE TRANSFER TAX		05-Jan-2017
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00
14-17-226-020-1003 20170101688524 1-294-607-552		

REAL ESTATE TRANSFER TAX		05-Jan-2017
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00 *
14-17-226-020-1003 20170101688524 0-739-935-424		

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

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15826-16-263439-IL

Property Address: 915 W. Sunnyside Avenue, Unit 1S, Chicago, IL 60640

Parcel ID: 14-17-226-020-1003 and 14-17-222-023-1019

PARCEL 1:

UNIT NUMBER 915 S-1 IN TERESA TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 (EXCEPT THE WEST 46 2/3 FEET) ALL OF LOT 31 AND THE WEST 10 FEET OF LOT 32 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08005033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT NUMBER P-73 IN THE EAST SUNNY COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS AS THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08005034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.