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WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Doc# 1701233104 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2017 03:17 PM PG: 1 OF 3

Mail To:

Dana C. Siragusa, Esq.
25 E. Washington St.
Suite 700
Chicago, IL 60602

Send Subsequent Tax Bills To:

Paul Lukas
1849 W. Waveland Ave.
Apt 3
Chicago, IL 60613

RECORDER'S STAMP

THE GRANTOR, Megan Phee, a married woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Paul Lukas, single man, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-19-226-019-1003

Property Address: 1849 W. Waveland Avenue, Apt 3, Chicago, Illinois 60613

FIDELITY NATIONAL TITLE SC16240051

1 of 2

BOX 15

SIGNATURE PAGE FOLLOWS

S
P
S
SC
INT

REAL ESTATE TRANSFER TAX		06-Jan-2017	
	COUNTY:	150.75	
	ILLINOIS:	301.50	
	TOTAL:	452.25	
14-19-226-019-1003		20161201697742 0-789-750-976	

REAL ESTATE TRANSFER TAX		06-Jan-2017	
	CHICAGO:	2,261.25	
	CTA:	904.50	
	TOTAL:	3,165.75 *	
14-19-226-019-1003		20161201697742 1-678-009-536	
* Total does not include any applicable penalty or interest due.			

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Dated this 28 day of December, 2016.

Megan Phee
Megan Phee

Alec Brown
Alec Brown solely executing to release right of homestead

STATE OF Illinois)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Megan Phee and Alec Brown are personally known to me to be the same persons whose names 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.

Subscribed and sworn to before me this 28 day of DEC, 2016.

[Signature]
Notary Public

My Commission Expires: 10.17.17



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:
Dana C. Siragusa, Esq.
25 E. Washington St.
Suite 700
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Paul Lukas
1849 W. Waveland Ave.
Apt 3
Chicago, IL 60613

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EXHIBIT A

Order No.: SC16040051

For APN/Parcel ID(s): 14-19-226-019-1003

For Tax Map ID(s): 14-19-226-019-1003

UNIT NUMBER 1849-3 IN THE WAVELAND-WOLCOTT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 20 AND 21 IN BLOCK 2 IN JOHN TURNER HEIRS SUBDIVISION OF BLOCKS 1 TO 4 OF TURNER'S SUBDIVISION OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF LINCOLN AVENUE (EXCEPT THAT PART OF NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19 WEST OF WOLCOTT STREET) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030354047; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office