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Doc#. 1701715061 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2017 10:22 AM Pg: 1 of 3

Warranty Deed

MAIL TO:



Dec ID 20170101699490
ST/CO Stamp 0-518-411-456 ST Tax \$449.00 CO Tax \$224.50
City Stamp 1-732-986-048 City Tax: \$4,714.50

NAME & ADDRESS OF TAXPAYER

Elizabeth Berey
3217 N. Kenmore Ave., Unit 3
Chicago, IL 60657

THE GRANTOR, ADAM FLECK AND MOLLY FLECK, husband and wife, of 3217 N. Kenmore Ave., Unit 3, Chicago, IL 60657, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to ELIZABETH BER^AREY, individually, all interest in the following described real estate situated in County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:



Permanent Real Estate Index Number(s): 14-20-424-045-1003
Property Address: 3217 N. Kenmore Ave., Unit 3, Chicago, IL 60657


Subject only to the following, if any: 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 use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 22 day of DEC, 2016



ADAM FLECK (Seal)

REAL ESTATE TRANSFER TAX		11-Jan-2017	
		COUNTY:	224.50
		ILLINOIS:	449.00
		TOTAL:	673.50
14-20-424-045-1003		20170101699490 0-518-411-456	

REAL ESTATE TRANSFER TAX		11-Jan-2017	
		CHICAGO:	3,367.50
		CTA:	1,347.00
		TOTAL:	4,714.50 *
14-20-424-045-1003		20170101699490 1-732-986-048	

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

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EXHIBIT A

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3217 NORTH KENMORE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010315962, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property address: 3217 North Kenmore Avenue, Unit 3, Chicago, IL 60657

Tax Number: 14-20-424-045-1003

Property of Cook County Clerk's Office