## **UNOFFICIAL COPY**

Doc#. 1702049017 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/20/2017 09:08 AM Pg: 1 of 4

Dec ID 20170101699096

ST/CO Stamp 1-755-081-920 ST Tax \$445.00 CO Tax \$222.50

City Stamp 0-067-587-264 City Tax: \$4,672.50

This Instrument was prepared by: HOWARD S. GOLDEN, ESQ. Robbins, Salomon & Patt, Ltd. 180 North LaSalle Street, Suite 3300

Chicago, Illinois 60602

After recording, please mail to: WARREN E. SILVER, ESQ. Silver Law Office PC 1700 West Irving Perk Road, Suite 102 Chicago, Illinois 60:001

Mail Subsequent Tax Bills to:

Joshua P. Dolgin

1219 W Foster Ave Apt I'm

Chicago IL 60640

WARRANTY DEED

Statutory (Illinois)

Coon Und

Chicago Title

145A6295828 UP (1062)

THE GRANTOR, DORIS KAMINS, a married woman, of 20191 East Country Club Drive, Unit 2303, Aventura, Florida 33180, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOSHUA! DOLCAN and GINA

DOLCAN

GRAN

TEES, of 3308 North Greenview, Unit C, Chicago, Illinois 60657, all interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

SEE EXHIBIT "A" CONTAINING LEGAL

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# ATTACLED HERETO AND MADE A PART HEREOF

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and utility easements of record; provided they do not interfere with the current use and enjoyment of the Property.

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

PROPERTY:

1219 West Foster Avenue, Unit 1W, Chicago,

Illinois 60640

PIN:

14-08-3 02-076-1002

H

THIS IS NOT HOMESTEAD PROPERTY

SIGNATURE AND NOTARY PAGE 10 FOLLOW

DATED this \_\_\_\_\_\_ day of January, 2017.

\_\_\_\_(SEAL)

**DORIS KAMINS** 

State of <u>ILL</u> ) SS

#### **UNOFFICIAL COPY**

State of Illinois )
) SS
County of Cook )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that DORIS KAMINS, 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 her 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 16th day of January, 2017.

NOTARY PUBLIC

"OFFICIAL SEAL"
CAROLINE S. SMITH
Notary Public, State of Illinois
Wy Commission Expires April 25, 2019

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#### **EXHIBIT A—LEGAL DESCRIPTION**

PARCEL 1: UNIT 1W IN 1219 FOSTER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 51 (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO RECORDED AS DOCUMENT NUMBER 9690717) IN BROWN'S FIRST ADDITION TO ARGYLE A SUBDIVISION OF THE NORTH 6.62 CHAINS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 28, 2006 AS DOCUMENT NUMPER 0624031012; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND STORAGE SPACE S-4 AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO