

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1702449387 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/24/2017 01:31 PM Pg: 1 of 3

Dec ID 20170101602837
ST/CO Stamp 1-168-891-072 ST Tax \$190.00 CO Tax \$95.00
City Stamp 0-095-149-248 City Tax: \$1,995.00

The above space for recorder's use only

Dec-01-16-49302 of 3
THE GRANTOR, Karen Murphy, with an address of SELLER ADDRESS, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to THE GRANTEE(S): Matthew ^{S.} Moreno, with an address of BUYER ADDRESS, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit 535-2-N in 527-537 W. Brompton Condominium, as delineated on survey of the following described premises:

Lot 1 in Plotke and Grosby's Resubdivision of the Westerly 278 feet of Block 2 of Baird and Warner's Subdivision of Block 12 of Hudley's Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, together with vacated alley in said Block and a tract of land lying East of and adjoining said Block 12 and Westerly of the Westerly line of North Shore Drive (except Streets previously dedicated) in Cook County, Illinois which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 25365585 together with its undivided interest in common elements, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general real estate taxes and/or assessments for ~~2015~~ ²⁰¹⁶ and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever. THIS IS NOT HOMESTEAD PROPERTY.

Commonly Known As: 535 Brompton Ave 2N Chicago, IL 60657
PIN: 14-21-112-013-1021

STEWART TITLE
800 E. Dishi Road
Suite 180
Naperville, IL 60563

1701 Valleyo #301 San Francisco, CA, 94123
291 5th Ave Apt. 3L Brooklyn, NY 11215

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO

On JANUARY 17, 2017 before me, ROTH STAMOS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LADY MURPHY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Roth Stamos (Seal)

PROPERTY OF COUNTY CLERK'S OFFICE