

# UNOFFICIAL COPY



\*1702512044D\*

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc# 1702512044 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 11:15 AM PG: 1 OF 3

## FIRST AMERICAN TITLE

FILE # 2816041

1/2

Preparer File: 2816041  
FATIC No.: 2816041

THE GRANTOR(S) Corazon Radnik, as Trustee of the Corazon Radnik Declaration of Trust Dated March 22, 1988, as amended from time to time of the City of Chicago, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to James Fergus of 1457 N Halsted Chicago, IL 60642 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

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): 14-28-317-063-1082

Address(es) of Real Estate: 444 W Fullerton Pkwy, Unit 1102  
Chicago, IL 60614

Dated this 19<sup>th</sup> day of January, 20 17

Corazon Radnik

Corazon Radnik, as Trustee of the Corazon Radnik Declaration of Trust Dated March 22, 1988

REAL ESTATE TRANSFER TAX		23-Jan-2017
CHICAGO:	1,260.00	
CTA:	504.00	
<b>TOTAL:</b>	<b>1,764.00</b>	

14-28-317-063-1082 | 20170101600553 | 0-443-849-920

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

REAL ESTATE TRANSFER TAX		23-Jan-2017
COUNTY:	84.00	
ILLINOIS:	168.00	
<b>TOTAL:</b>	<b>252.00</b>	

14-28-317-063-1082 | 20170101600553 | 1-059-003-584



First American  
Title Insurance Company

Warranty Deed - Individual

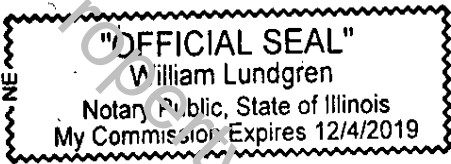
S 1/2  
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INT 1/2

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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 Corazon Radnik, as Trustee of the Corazon Radnik Declaration of Trust Dated March 22, 1988, as amended from time to time, personally known to me to be the same 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 19<sup>th</sup> day of January 20 17.



*William Lundgren*  
Notary Public

Prepared by:  
Jeffrey Sanchez  
Jay Zabel & Associates, Ltd.  
55 W. Monroe, Ste. 3950  
Chicago, IL 60603

Mail to:  
John J. Zachara  
53 W Jackson Blvd Ste 640  
Chicago, IL 60604

Name and Address of Taxpayer:  
James Fergus  
444 W Fullerton Pkwy, Unit 1102  
Chicago, IL 60614

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## Exhibit "A" – Legal Description

PARCEL 1: UNIT 1102 IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT 'C' IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, 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 97400395 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997, AS DOCUMENT NUMBER 97400394.

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