

UNOFFICIAL COPY

Doc#: 1703255029 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2017 09:21 AM Pg: 1 of 2

Dec ID 20170101607461
ST/CO Stamp 0-435-223-744 ST Tax \$575.00 CO Tax \$287.50
City Stamp 1-026-585-792 City Tax: \$6,037.50

WARRANTY DEED

THE GRANTORS, BRIAN S. SHIELDS and SUSAN M. KENNEDY, husband and wife, of 1462 Garywood, Burr Ridge, IL 60527, for and in consideration of Ten and 00/100 (\$10.00) Dollars, or other good and valuable consideration in hand paid, CONVEY and WARRANT to BRENDA BATTLE, an unmarried woman, 1211 S. Prairie Ave., Apt. 1404, Chicago, IL 60605, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNITS 713 AND P-109 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED FEBRUARY 3, 2003 AS DOCUMENT NO. 0030163876, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

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.

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: 17-22-110-107-1070 and 17-22-110-107-1290
Address of Real Estate: 1515 s. Prairie Ave., Unit #713, Chicago, IL 60605

Dated this 19th day of January, 2017


BRIAN S. SHIELDS


SUSAN M. KENNEDY

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State of Illinois)
) SS.
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN S. SHIELDS and SUSAN M. KENNEDY, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal

this 19th day of January, 2017



Natalie Cappetta
 Notary Public




This instrument was prepared by: Natalie Cappetta
 CAPPETTA & ASSOCIATES, LTD.
 1900 Spring Road, Suite 102
 Oak Brook, IL 60523-1478
 (630)954-7474

Mail to:
 1515 S. Prairie Ave, #713
 Chicago, IL 60605

Send subsequent tax bills to: Brenda Battle
 1515 S. Prairie Ave., Unit #713
 Chicago, IL 60605

REAL ESTATE TRANSFER TAX		31-Jan-2017
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50
17-22-110-107-1070 20170101607461 0-435-223-744		

REAL ESTATE TRANSFER TAX		31-Jan-2017
	CHICAGO:	4,312.50
	CTA:	1,725.00
	TOTAL:	6,037.50 *
17-22-110-107-1070 20170101607461 1-026-585-792		

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