# **UNOFFICIAL COPY**

## 77/6-3417/ /Pp2 WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Marzia Sedino and Craig Burton 1545 W Fry, #2 Chicago, U. 60642

Proper Title, LLC 180 N. Lasalle Ste. 1920 Chicago, IL 60601



oc# 1703304112 Fee \$46.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

DOK COUNTY RECORDER OF DEEDS

ATE: 02/02/2017 12:44 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTORS Marzia Sedino and Craig Burton, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Scott Duffy, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-05-325-061-1002

Property Address: 1545 W Fry St., #2, Chicago, IL 60642

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

SPSCNIN

1703304112 Page: 2 of 5

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Dated this 17 day of J	WW 2017.	$M_{\bullet}$	
Honza Pul:	(Seal)	4	(Seal)
Marzia Sedino		Craig Burton	
STATE OF ILLINOIS	)	C	
	) SS,		
COUNTY OF COOK	)		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margia Sedino and Craig Burton 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 in the 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 notarial seal, this 17th day of January, 2017.

OFFICIAL SEAL
JAIME HERRERA
Notary Public - State of Illinois
My Commission Expires Sep 19, 2017

Notary Public

THIS INSTRUMENT PREPARED BY Shane Mowery, Attorney at Law 3653 W Irving Park Rd Chicago, IL 60618

MAIL TO:

Heidi Coleman 7301 N. Lincoln Ave Suite 140 Lincolnwood, IL 60712 SEND SUBSEQUENT TAX BILLS TO:

ST Clorks

Scott Duffy 1545 W Fry St., #2 Chicago, IL 60642

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### LEGAL DESCRIPTION

UNIT 2. TOGETHER WITH THE EXCLUSIVE RIGHTS TO USE LIMITED COMMON ELEMENTS GARAGE PARKING SPACE P-2 AND BASEMENT STORAGE SPACE S-2 AND THE GARAGE ROOF DECK, IN THE 1545 WEST FRY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL **ESTATE:** 

LOT 26 IN JOHN KUHL'S SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF OUT LOT 29 IN CANAL TRUSTEES SUBDIVISION IN THE WEST PART OF SECTION 5, TOWNSHIP 39 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 OWNERSHIP AND BY-LAWS EASEMENTS RESTRICTIONS AND COVENANTS FOR 1545 WEST FRY CONDOMINIUMS RECORDED ON MAY 23, 2014 AS DOCUMENT 1414319131, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ST., #2 Commonly known as 1545 W. FixY ST., #2, Chicago, Illinois 60642

Parcel ID(s): 17-05-325-061-1002

PT16-34271/62 Legal Description

# **REAL ESTATE TRANSFER TAX**





TOTAL:

COUNTY: Clort's Orgina

25-Jan-2017

242.50 485.00

727.50

17-05-325-061-1002 20170101604639

1-482-394-816

# REAL ESTATE TRANSFER TAX

25-Jan-2017

CHICAGO:

CTA:

TOTAL:

3,637.50 1,455.00

5,092.50 \*

1-169-743-040

# Total does not include any applicable penalty or interest due. 17-05-325-061-1002 | 20170101604639