

UNOFFICIAL COPY

7716-34271 18p2
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

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

10 of 2
mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT16-34271



oc# 1703304112 Fee \$46.00

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

AREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 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.

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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.

Commonly known as 1545 W. FRY ST., #2, Chicago, Illinois 60642
Parcel ID(s): 17-05-325-061-1002

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

25-Jan-2017



COUNTY:	242.50
ILLINOIS:	485.00
TOTAL:	727.50

17-05-325-061-1002

20170101604639

1-482-394-816

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

25-Jan-2017



CHICAGO:	3,637.50
CTA:	1,455.00
TOTAL:	5,092.50 *

17-05-325-061-1002 | C20170101604639 | 1-169-743-040

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office