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17034410710

Doc# 1703441071 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/03/2017 03:03 PM PG: 1 OF 3

17BAL40227
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), KEVIN MARTIN, divorced and not since remarried, AND DONA MARTIN, a married woman, of the City of Chicago, County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) TO RENE L. MANRING AND CHRISTOPHER S. CADMAN, ~~wife and husband~~, of 53 N Country Club Dr, Decatur, IL 62321

for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT HOMESTEAD PROPERTY AS TO DONA MARTIN

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not 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): 17-03-204-063-1094

Address(es) of Real Estate: 1000 North Lake Shore Drive, Unit 1403, Chicago, Illinois 60611

17th day of January, 2017

Kevin Martin
KEVIN MARTIN

Dona Martin
DONA MARTIN

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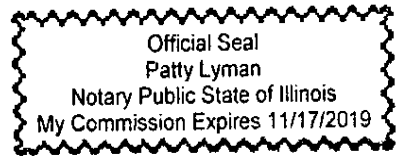
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that KEVIN MARTIN is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 17 day of January, 20 17

Patty Lyman
(Notary Public)

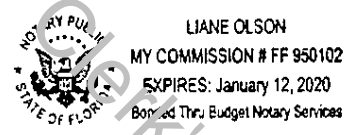


STATE OF FL, COUNTY OF Dade SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that DONA MARTIN is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 17th day of Jan, 20 17

Liane Olson
(Notary Public)



Prepared by:

Cynthia Zenko, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

Parikh Law Group, LLC
222 North LaSalle Street, Suite 460
Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		03-Feb-2017
	COUNTY:	95.00
	ILLINOIS:	190.00
	TOTAL:	285.00
17-03-204-063-1094 20170101606194 1-612-808-896		

Name and Address of Taxpayer:

Renee L. Manring and Christopher S. Cadman
1000 North Lake Shore Drive, Unit 1403
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		03-Feb-2017
	CHICAGO:	1,425.00
	CTA:	570.00
	TOTAL:	1,995.00 *
17-03-204-063-1094 20170101606194 0-119-046-848		

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

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 1403 IN 1010 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST, PERPENDICULARLY TO SAID EAST LINE, 114.58 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT "A": THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED 24.605 FEET: THENCE WEST ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID LOT, 55.52 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT: TO THE NORTHEAST CORNER THEREOF: THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING: SAID LOT "A" BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH 1/2 BLOCK 7 AND PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, 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 MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 3068, RECORDED OCTOBER 15, 1976 AS DOCUMENT NUMBER 23675016; TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1000 North Lake Shore Drive, Unit 1403, Chicago, IL 60611
PIN # 17-03-204-063-1094