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\*1704641041D\*

Doc# 1704641041 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 11:23 AM PG: 1 OF 3

WARRANTY DEED  
ILLINOIS  
STATUTORY

THE GRANTOR, Robert J. Hudzik, as Trustee under the provisions of a Trust Agreement, known as the Robert J. Hudzik Trust Agreement dated July 14, 1999, of the County of Cook, State of Illinois, for and in consideration of Ten and NO/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to John J. Jiganti and Dorothy Jiganti, as Tenants by the Entirety, whose current mailing address is 130 N. Garland Court, Unit 4503, Chicago, IL 60602, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; all governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at 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 Numbers: 17-10-309-015-1916 (affects Unit 4805)  
17-10-309-015-1632 (affects Unit 7-23)  
17-10-309-015-1484 (affects Unit 6-3)

Address of Real Estate: 130 N. Garland Court, Units 4805, 7-23 and 6-3  
Chicago, IL 60602

FIDELITY NATIONAL TITLE

SC16040932  
1701

Dated this 25<sup>th</sup> day of January, 2017.

BOX 15

*Robert J. Hudzik*  
Robert J. Hudzik, as Trustee under the provisions of a Trust Agreement, known as the Robert J. Hudzik Trust Agreement dated July 14, 1999

S  
P  
S  
SC  
INT

REAL ESTATE TRANSFER TAX		01-Feb-2017
CHICAGO:		13,050.00
CTA:		5,220.00
TOTAL:		18,270.00*

17-10-309-015-1916 | 20170101608024 | 0-668-466-368

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

REAL ESTATE TRANSFER TAX		01-Feb-2017
COUNTY:		870.00
ILLINOIS:		1,740.00
TOTAL:		2,610.00

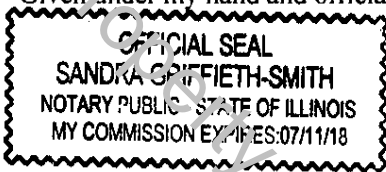
17-10-309-015-1916 | 20170101608024 | 2-103-835-840

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STATE OF Cook )  
 ) SS  
COUNTY OF Illinois )

I, the undersigned, a Notary Public and for said County, in the State aforesaid, CERTIFY THAT **Robert J. Hudzik**, personally known to me to be the same person whose name is subscribed to the foregoing 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 25<sup>th</sup> day of January, 2017.



Sandra Griffith-Smith  
Notary Public

Prepared by: William L. Kabaker  
951 Forestway Drive  
Glencoe, IL 60022

Mail to: Elizabeth Bolyard Moore  
190 S. LaSalle St., Suite 1700  
Chicago, IL 60603

Name and address of Taxpayer:  
John J. Figanti  
130 W. Garland Ct.  
#4805  
Chicago, IL 60602

CLERK'S OFFICE OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT "A"

PARCEL 1: UNIT 4805 AND PARKING SPACE UNIT 7-23 AND 6-3 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE NUMBERED S-505-6 AND S-704-7 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PART OF LOTS 1 TO 6, INCLUSIVE IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL.)