

UNOFFICIAL COPY

WARRANTY DEED



THE GRANTOR: Commonwealth Properties Company, LLC,

Doc# 1705304019 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 10:33 AM PG: 1 OF 3

FIRST AMERICAN TITLE FILE # 2014944 1/4

of the Village of Western Springs County of Cook, State of Illinois 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 Katherine Karubas-Powell of the Village of Western Springs, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See reverse side for legal description)

SUBJECT TO: DECLARATION OF CONDOMINIUM, PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS, GENERAL TAXES FOR THE YEARS 2016 AND SUBSEQUENT YEARS, BUILDING LINES, LAWS AND ORDINANCES, ZONING LAWS AND ORDINANCES, VISIBLE PUBLIC AND PRIVATE ROADS AND HIGHWAYS, EASEMENTS FOR PUBLIC UTILITIES, AND PARTY WALL RIGHTS AND AGREEMENTS.

Permanent Index Number: 18-07-418-059-1020

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

DATED this 9th day of February, 2017

REAL ESTATE TRANSFER TAX		15-Feb-2017
		COUNTY: 232.50
		ILLINOIS: 465.00
		TOTAL: 697.50
18-07-418-059-1020	2017020110005	0-744-399-552

Gurrie C. Rhoads

Commonwealth Properties Company, LLC BY: Gurrie C. Rhoads, Manager

STATE OF ILLINOIS, COUNTY OF C O O K., SS. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Gurrie C. Rhoads, Manager of Commonwealth Properties Company, LLC, 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 9th day of February, 2017

"OFFICIAL SEAL" KENNETH E GARSTKA Notary Public, State of Illinois My Commission Expires 1/7/2021

Signature of Notary Public

This instrument was prepared by Kenneth E. Garstka 314 N. Catherine, LaGrange Park, Illinois 60526

Handwritten notations: S/N, P/3, S/N, SON, INTV

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Legal Description

of premises commonly known as: 5410 Commonwealth Ave., Western Springs, IL 60558

**LEGAL DESCRIPTION:**

Parcel 1: Unit 5410 in Commonwealth in the Village-South, a condominium as delineated on the survey of certain lots or parcels of Commonwealth in the Village Unit 4, a residential planned unit development, being a resubdivision of part of Section 7, Township 38 North, Range 12 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 8, 2003 as document 0334231109, as amended from time to time, in Cook County, Illinois, together with its undivided percentage interest in the common elements.

Parcel 2: Non-exclusive easement for ingress and egress in favor of Parcel 1 created by Plat of Subdivision of Commonwealth in the Village Unit 4 recorded as document 96902169, over and upon outlot "A" in said subdivision.

*See attached*

MAIL TO:



SEND SUBSEQUENT TAX BILLS TO:

Katherine Karunas-Powell  
5410 Commonwealth Ave.  
Western Springs, IL 60558

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 5410 IN COMMONWEALTH IN THE VILLAGE-SOUTH, A CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS OF COMMONWEALTH IN THE VILLAGE UNIT 4, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 2003 AS DOCUMENT 0334231109, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY PLAT OF SUBDIVISION OF COMMONWEALTH IN THE VILLAGE UNIT 4 RECORDED AS DOCUMENT 96902169, OVER AND UPON OUTLOT "A" IN SAID SUBDIVISION.

Permanent Index #'s: 18-07-118-059-1020 Vol. 078

Property Address: 5410 Commonwealth Avenue, Western Springs, Illinois 60558

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