

UNOFFICIAL COPY

Send Subsequent tax bills to:
Mamon and Cynthia Powers
352 Devon Rd
Valparaiso IN 46385

Doc#: 1705449212 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2017 11:31 AM Pg: 1 of 3

Dec ID 20170201612117
ST/CO Stamp 1-327-608-512 ST Tax \$105.00 CO Tax \$52.50
City Stamp 2-131-587-776 City Tax: \$1,102.50

Property of Cook County Clerk's Office

WARRANTY DEED

Grantor, Lloyd Gillman, ^{widow} for and in consideration of Ten (\$10.00) Dollars, and other valuable consideration in hand paid, conveys and warrants to Mamon M. Powers, Jr. and Cynthia Powers, 505 N. Lake Shore Drive, Unit 6705, Chicago, Illinois 60611, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate situated in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 17-10-214-019-1232

PROPERTY ADDRESS: 505 N. Lake Shore Drive, Unit C-80, Chicago, Illinois 60611

The subject property is not the homestead of the Grantor.

Grantor covenants with Grantee that he has not done or suffered to be done anything whereby the real estate is or may be in any manner encumbered or charged, except as set forth in this deed, and that the Grantor will defend the real estate and warrant title subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws and general real estate taxes not yet due and payable at the time of Closing.

Dated this 15 day of February, 2017.

REAL ESTATE TRANSFER TAX		22-Feb-2017
	CHICAGO:	787.50
	CTA:	315.00
	TOTAL:	1,102.50 *

17-10-214-019-1232 | 20170201612117 | 2-131-587-776

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

Lloyd Gillman

REAL ESTATE TRANSFER TAX		22-Feb-2017
	COUNTY:	52.50
	ILLINOIS:	105.00
	TOTAL:	157.50

17-10-214-019-1232 | 20170201612117 | 1-327-608-512

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW17-31117 10f1 55

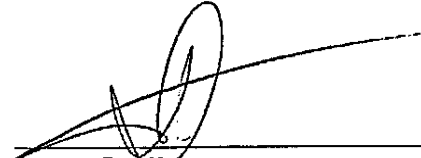
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State of Florida)
County of Broward) SS

The undersigned, a Notary Public in the State of Florida, does hereby certify that Lloyd Gillman, who is 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

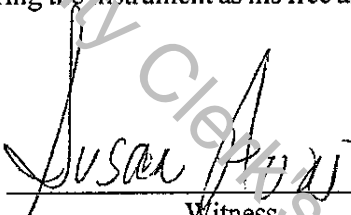
Given under my hand and notarial seal this 15th day of February, 2017.

Dionne A. Ricketts
Notary Public
State of Florida
My Commission Expires 09/26/2017
Commission No. FF 58243



Notary Public

The undersigned witness certifies that Lloyd Gillman, whom I know to be the same person whose name is subscribed as principal to the foregoing Deed, personally appeared before me and the notary public on February 15, 2017 and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes therein set forth.



Witness

This document prepared by:

Charles E. Alexander
40 Skokie Boulevard
Suite 400
Northbrook, Illinois 60062

After recording mail to:

Michelle Montgomery
James D. Montgomery and Associates, Ltd.
One N. LaSalle Street, Suite 2950
Chicago, Illinois 60602

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LEGAL DESCRIPTION

PARCEL 1: UNIT C-80 IN LAKE POINT TOWER GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 95898155, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 2 AND OTHER PROPERTY FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS, AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09 DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309169 AND RERECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88446237, AS AMENDED BY INSTRUMENT RECORDED AUGUST 19, 1992 AS DOCUMENT 92616148, AND AS FURTHER AMENDED BY INSTRUMENT RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898500.

Proprietary of Cook County Clerk's Office