

UNOFFICIAL COPY

Doc#: 1705946018 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/28/2017 09:50 AM Pg: 1 of 2

Dec ID 20170201616026
ST/CO Stamp 0-015-432-896 ST Tax \$349.00 CO Tax \$174.50
City Stamp 0-550-642-368 City Tax: \$3,664.50

A17-0073 cd

**WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual**

THE GRANTOR, LEXI PROPERTIES LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, ROBERT M. HOWE, a single man and RAQUEL C. BAEZ, a single woman, of the City of Chicago, County of Cook, State of Illinois, as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached "Exhibit A"

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the second installment 2016 taxes and subsequent years; and

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): 14-21-307-047-1167
Address(es) of Real Estate: 3430 Lake Shore Drive, Unit 15P, Chicago, IL 60657

Dated this 15th ^{No.} Day of February, 20 17.

LEXI PROPERTIES LLC

By: *Ryan Statza*
RYAN STATZA formerly known as RYAN WILLIAMS, Manager



State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY RYAN STATZA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of February, 20 17.

[Signature] (Notary Public) Commission Expires 3/9/19

This instrument was prepared by: Avni Shah, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: Robert M. Howe and Raquel C. Baez, 3430 Lake Shore Drive, Unit 15P, Chicago, IL 60657
Send Subsequent Tax Bills to: Robert M. Howe and Raquel C. Baez, 3430 Lake Shore Drive, Unit 15P, Chicago, IL 60657

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Legal Description



UNIT NO. 15-P, IN 3440 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOTS 1 AND 2 IN OWNERS DIVISION OF THAT PART OF LOT 26 (EXCEPT THE WESTERLY 200 FEET THEREOF) LYING WESTERLY OF SHERIDAN ROAD IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 1979 AND KNOWN AS TRUST NO. 45940 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25106295, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address:

3430 N. Lake Shore Drive, #15P
Chicago, IL 60657

Pin: 14-21-307-047-1167

REAL ESTATE TRANSFER TAX		28-Feb-2017
		COUNTY: 174.50
		ILLINOIS: 349.00
		TOTAL: 523.50
14-21-307-047-1167		20170201616026 0-015-432-896

REAL ESTATE TRANSFER TAX		28-Feb-2017
		CHICAGO: 2,617.50
		STA: 1,047.00
		TOTAL: 3,664.50 *
14-21-307-047-1167		20170201616026 0-550-642-368

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