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H 77547

WARRANTY DEED Illinois Statutory

Mail to:

Randall J. Boyer
~~Law Offices Zucker & Boyer, Ltd.~~
3223 Lake Avenue, Suite 15C-303
Wilmette, IL 60091

Name & Address of Taxpayer:

Ben Ashford
4055 N. Southport Avenue, Unit 2
Chicago, IL 60613



Doc# 1706034099 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2017 02:36 PM PG: 1 OF 2

RECORDER'S STAMP

The GRANTOR(S): **Brocke Shannon, married to Thomas M. Steele, of the Village of Libertyville, County of Lake, State of Illinois**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Ben Ashford, an unmarried man**, all interest in the following described land in the County of Cook, State of Illinois; to wit:

UNIT 4055-2 AND P-06 IN THE GRACE AND VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE, 415.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD; THENCE RUNNING NORTH ALONG THE EAST LINE OF SOUTHPORT AVENUE, 184.71 FEET TO THE SOUTHERLY LINE OF BELLE PLAINE AVENUE; THENCE EAST ON A LINE COINCIDENT WITH THE SOUTHERLY LINE OF BELLE PLAINE AVENUE, SAID LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES WITH EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 3.7 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BELLE PLAINE AVENUE, 56.1 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE, SAID BELLE PLAINE AVENUE 100 FEET DISTANT FROM THE WEST LINE OF NORTH CLARK STREET; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANCE FROM THE WEST LINE OF SAID NORTH CLARK STREET, 100.47 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SOUTHPORT AVENUE, 114.65 FEET; THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION RECORDED AS DOCUMENT 0020505741, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX

01-Mar-2017



COUNTY: 127.50
ILLINOIS: 255.00
TOTAL: 382.50

14-17-315-068-1011

20170201617670 | 1-896-630-976

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Subject to: covenants, conditions, and restrictions of record; public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; if any; and general real estate taxes not yet 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. TO HAVE AND TO HOLD said premises forever.

PIN: 14-17-315-068-1011 —

Property Address: 4055 N. Southport Ave., Unit 2, Chicago, IL 60613 —

Dated: February 28, 2017

 (seal)
Brooke Shannon

 (seal)
Thomas M. Steele

STATE OF ILLINOIS }
 }ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~Brooke Shannon and Brooke Shannon~~ ^{*Brooke Shannon}, personally know to me to be the same persons whose names 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.

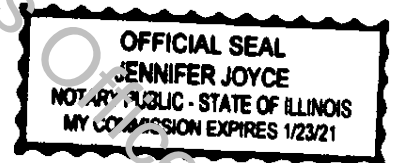
* THOMAS M. STEELE

Given under my hand and notarial seal, February 28, 2017.

WITNESS my hand and official seal.

Signature 
My Commission Expires 1/23/21

(Seal)



Prepared By:
Acosta Law Offices, P.C.
2150 S. Canalport Avenue, Suite 5C-8
Chicago, IL 60608, Ph. (312) 650-8844

REAL ESTATE TRANSFER TAX		01-Mar-2017
CHICAGO:		1,912.50
CTA:		765.00
TOTAL:		2,677.50



14-17-315-068-1011 | 20170201617670 | 0-842-785-984
* Total does not include any applicable penalty or interest due.