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Doc#: 1706118029 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2017 11:32 AM Pg: 1 of 3

Dec ID 20170201616158
ST/CO Stamp 1-610-255-040 ST Tax \$700.00 CO Tax \$350.00
City Stamp 1-066-420-928 City Tax: \$7,350.00

TRUSTEE'S ~~WARRANTY~~ DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Yasmin T. Bates N/K/A Yasmin T. Bates-Brown, ~~married woman~~, of 5140 South Hyde Park Blvd, Unit 12A, Chicago, IL 60615 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Debra Schaffel, ~~an unmarried woman~~, of 847 West Monroe, Unit 4A, Chicago, IL 60607, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* as trustee, UTA DTD 09/24/10, AKA
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Yasmin T. Bates - Brown Trust
trust language

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 17-22-110-114-1070, 17-22-110-114-1281 and 17-22-110-114-1282

Property Address: 1335 South Prairie Avenue, Unit 1010, Chicago, IL 60605

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 11th day of February, 2017.

X [Signature] (Seal) _____ (Seal)
Yasmin T. Bates N/K/A Yasmin T. Bates-Brown, Trustee

16-1413 1/2

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CA
 STATE OF ILLINOIS)
 Cobb) SS
 COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yasmin T. Bates N/K/A Yasmin T. Bates-Brown, 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 signed, sealed and delivered in the instrument as 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 notarial seal, this 11th day of February, 2017.

DeShannon N. Kole
 Notary Public



THIS INSTRUMENT PREPARED BY

Law Office of Michelle Laiss
 1530 West Fullerton Avenue
 Chicago, IL 60614

MAIL TO:

Law Office of Dana Siragusa
 25 East Washington Street, Suite 700
 Chicago, IL 60602

REAL ESTATE TRANSFER TAX		01-Mar-2017
	COUNTY:	350.00
	ILLINOIS:	700.00
	TOTAL:	1,050.00
17-22-110-114-1070 20170201616158 1-610-255-040		

SEND SUBSEQUENT TAX BILLS TO:

Debra Schaffel
 1335 South Prairie Avenue
 Unit 1010, GU-116 & 117
 Chicago, IL 60605

REAL ESTATE TRANSFER TAX		01-Mar-2017
	CHICAGO:	5,250.00
	CTA:	2,100.00
	TOTAL:	7,350.00 *
17-22-110-114-1070 20170201616158 1-066-420-928		

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

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1010 AND PARKING SPACES GU—116 AND GU—117 IN THE MUSEUM RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4 AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-70, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314219137.

17-22-110-114-1070, 17-22-110-114-1281 and 17-22-110-114-1282

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.