

# UNOFFICIAL COPY



\*1706910018D\*

Doc# 1706910018 Fee \$72.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/10/2017 09:35 AM PG: 1 OF 5

40439 1/2  
**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Jane D. Endres  
2743 N Wolcott Ave, Unit 48  
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTOR **Jane D. Endres**, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, *Tenants by the entirety*  
CONVEYS AND WARRANTS to **Anjali Sharma and Paul Katsen**, as *Joint Tenants*, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-30-403-070-1012 and 14-30-403-070-1029

Property Address: 2743 North Wolcott Avenue, Unit 48, Chicago, IL 60614  
*+ P9*

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes subject to the second installment of 2016 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.

*mail to*  
Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601

*PT 17-40439*

*1072*

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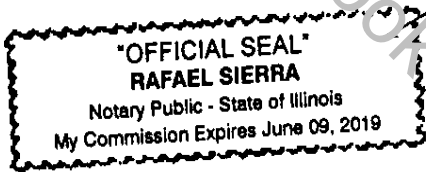
Dated this 16 day of Feb, 2017.

Jane D. Endres (Seal)  
Jane D. Endres

STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jane D. Endres 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 she signed, sealed and delivered in the instrument as her 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 16<sup>th</sup> day of Feb, 2017.



Rafael Sierra  
Notary Public

THIS INSTRUMENT PREPARED BY  
Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

~~MAIL TO:~~

John A. Tsoutsias  
PENLAND & HARTWELL, LLC  
One North LaSalle St, 38th Floor  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Angali Sharma  
2743 North Wolcott Avenue, Unit 48  
Chicago, IL 60614

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 48 AND P-9 IN THE WOLCOTT DIVERSEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO PART OF LOT 33 IN MANUFACTURERS ADDITION TO CHICAGO IN SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96522071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96522071.

Commonly known as 2743 NORTH WOLCOTT AVENUE, UNIT 48, Chicago, Illinois 60614  
Parcel ID(s): 14-30-403-070-1012, 14-30-403-070-1029

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

03-Mar-2017



**CHICAGO:**

4,200.00

**CTA:**

1,680.00

**TOTAL:**

5,880.00

14-30-403-070-1012 | 20170201617543 | 0-564-919-488

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

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**REAL ESTATE TRANSFER TAX**

03-Mar-2017



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

280.00  
560.00  
840.00

14-30-403-070-1012

20170201617543

0-605-176-512

Property of Cook County Clerk's Office