

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

Doc#: 1707246010 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2017 10:35 AM Pg: 1 of 3

Dec ID 20170101607334
ST/CO Stamp 1-448-882-880 ST Tax \$98.00 CO Tax \$49.00
City Stamp 0-375-141-056 City Tax: \$1,029.00

719724 1/2.

THE GRANTOR, Lamar II, Inc., a corporation 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Tywanda Short, a married woman, of Chicago, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

• and Donald Walker, Wife and Husband, TENANCY IN THE ENTIRETY

SEE ATTACHED.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2016 AND THEREAFTER.

Permanent Real Estate Index Number(s): 21-30-307-026-1005

Address(es) of Real Estate: 7610 S. Phillips Avenue, Unit 2S, Chicago, Illinois 60649

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 31st day of January, 2017.

Lamar II, Inc.

By Martin Wachel
Martin Wachel
President

Attest Martin Wachel
Martin Wachel
Secretary

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Martin Wachel, personally known to me to be the President of the Lamar II, Inc., and Martin Wachel, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Martin Wachel and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of January, 2017



(Notary Public)



Prepared By: Joseph R. Spillane, Esq.
114 Gale Avenue
River Forest, Illinois 60305

Mail To:
Stuart Polizzi, Esq.
2442 Waupaca Ct.
/ Naperville, Illinois 60564

Name & Address of Taxpayer:
Tywanda Short
7610 S. Phillips Avenue, Unit 2S
Chicago, Illinois 60649

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

PARCEL ONE:

Unit No. 7610-2, in the 7608-10 S. Phillips Condominium Association, as delineated on a survey of the following described tract of land: Lot 3 and the South 23 feet of Lot 2, in Block 6, in South Shore Park Subdivision of the West Half of the Southwest Quarter of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document no. 0831134052; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL TWO:

The exclusive right to the use of Parking Space P-5, a limited common element, as delineated on the survey attached as Exhibit "P" to the aforesaid Declaration, as amended from time to time, in Cook County, Illinois.

Property of Cook County Clerk's Office