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Doc#: 1707446175 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2017 11:56 AM Pg: 1 of 2

Dec ID 20170301622713
ST/CO Stamp 0-880-188-096 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-417-059-008 City Tax: \$2,782.50

WARRANTY DEED

This space for Recorder's use only

Grantor, MICHAEL D. ELDER AND KATHRYN F. KEMPER N/K/A KATHRYN F. ELDER, husband and wife, of Rochester, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to OLIVIA A. MARTINEZ, an unmarried person and not a party to a civil union, of 1317 W. Addison St., Apt. 3A, Chicago, IL 60613, the real estate legally described and identified on Exhibit A attached hereto, subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through buyer; all governmental taxes or assessments; homeowners association declaration and bylaws; and general taxes not yet due and payable.

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

IN WITNESS WHEREOF, Grantors have executed this deed this 8th day of March, 2017.

Michael D. Elder
MICHAEL D. ELDER

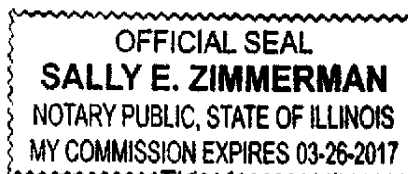
Kathryn F. Kemper
KATHRYN F. KEMPER N/K/A KATHRYN F. ELDER

STATE OF ILLINOIS)
) SS.
COUNTY OF Sangamon

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do certify that Michael D. Elder and Kathryn F. Kemper n/k/a Kathryn F. Elder, personally known 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 instrument as their free and voluntary acts for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal this 8th day of March, 2017.

Sally E. Zimmerman
Notary Public



Mail deed and subsequent tax bills to:

Olivia A. Martinez
3253 North Damen Avenue
Unit 1
Chicago, IL 60618

This document was prepared by:

Mark C. Mathewson
30 North LaSalle Street, Suite 2400
Chicago, Illinois 60602

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EXHIBIT A

Legal Description

UNIT 1 IN THE DAMEN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN OWNERS DIVISION OF LOTS 14 TO 24 INCLUSIVE IN BLOCK 1 IN SUBDIVISION OF BLOCK 1 IN SUBDIVISION OF BLOCK 49 IN OGDEN AND OTHER SUBDIVISIONS IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AND 95564411 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. SITUATED IN COOK COUNTY, IN THE STATE OF ILLINOIS.

PERMANENT TAX NUMBER: 14-19-427-045-1001

Property address: 3253 North Damen Avenue Unit 1
Chicago, IL 60618

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60590
HC-2017CO.425 1062

REAL ESTATE TRANSFER TAX 14-Mar-2017



CHICAGO:	1,987.50
CTA:	795.00
TOTAL:	2,782.50 *

14-19-427-045-1001 | 20170301622713 | 1-417-059-008

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

REAL ESTATE TRANSFER TAX 14-Mar-2017



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

14-19-427-045-1001 | 20170301622713 | 0-880-188-096