

UNOFFICIAL COPY

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

GERALD J. CASTRO, ESQ.
1934 N. WASHINGTON AVENUE
CHICAGO, IL 60647

PROPERTY ADDRESS:

2 W. Delaware Place, Unit 801,
GU-58 and GU-60
Chicago, IL 60610

PERMANENT INDEX NUMBER:

17-04-435-034-1021

17-04-435-034-1258

17-04-435-034-1375

17-04-435-034-1375

17-04-435-034-1375

Doc#: 1707515054 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/16/2017 10:22 AM Pg: 1 of 2

Dec ID 20170301621405

ST/CO Stamp 1-647-762-112 ST Tax \$1,190.00 CO Tax \$595.00

City Stamp 0-145-504-960 City Tax: \$12,495.00

[Above Space for Recorder's Use Only]

THE GRANTOR, Rachel Browning, a single person, resident of the Village of Clarendon Hills, County of DuPage, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **Tyler Walters**, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, *to-wit:*

Parcel 1

Units 801 and GU-58, GU-60 in the Walton on the Park South Condominium, as delineated on a survey of that portion of lot 5 in Walton on the Park Subdivision recorded September 10, 2008 as document 0825418053 in the East Half of the Southeast quarter of Section 4 and in the South fractional half of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois described upon the survey attached to the declaration of condominium recorded as document 1014716029 as amended from time to time, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of storage space S-21, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid, recorded as document number 1014716029.

Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 for ingress, egress, use and enjoyment as created by declaration of covenants, conditions, restrictions, and easements: Reciprocal easement agreement recorded as document number 1014716028.

hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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DATED this 15 day of March, 2017.

Rachel Browning
Rachel Browning

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 **Rachel Browning**, 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 said 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 official seal, this 15 day of ~~January~~ ^{MARCH}, 2017.

Susan M Marchewski
Notary Public

My Commission Expires:

02/21/2021



After Recording, Mail to:

Stacey L. Galbrow Tyler Walters
Ryan Law Group, Ltd. 2 W. Delaware Place
1121 West Wrightwood Unit 801
Chicago, IL 60614 Chicago, IL 60610

Send Subsequent Tax Bills to:

Tyler Walters
2 W. Delaware Place
Unit 801
Chicago, IL 60610