

UNOFFICIAL COPY

Doc#: 1707649020 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2017 08:48 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20170301624892
ST/CO Stamp 2-058-009-280 ST Tax \$559.50 CO Tax \$279.75
City Stamp 0-199-047-872 City Tax: \$5,874.75

**NORTH AMERICAN
TITLE COMPANY**

17-263588

THE GRANTOR(S),

840 N Campbell, INC., an Illinois Corporation, of the Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JUSTIN BALLARD AND ADAM BALLARD of Chicago, Illinois; as JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP ~~and not tenants by the entirety~~, or tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

NOT

→ *But as Tenants by the Entirety*

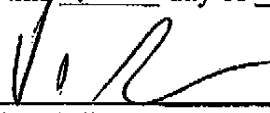
** Married to each other*

SEE ATTACHED LEGAL DESCRIPTION



Property Address: 842 N Campbell, UNIT 1S, Chicago, IL 60622
Parcel I.D.: 16-01-429-018-0000


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

Dated this 15th day of March, 2017

 (SEAL)

840 N Campbell, Inc.
By: Vladimir Zeleni
Its: Authorized Agent

REAL ESTATE TRANSFER TAX		16-Mar-2017
		COUNTY: 279.75
		ILLINOIS: 559.50
		TOTAL: 839.25
16-01-429-018-0000 20170301624892 2-058-009-280		

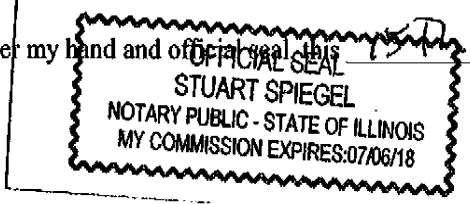
REAL ESTATE TRANSFER TAX		16-Mar-2017
		CHICAGO: 4,196.25
		CTA: 1,678.50
		TOTAL: 5,874.75 *
16-01-429-018-0000 20170301624892 0-199-047-872		

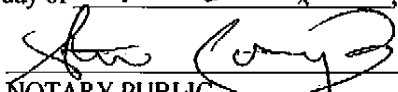
* Total does not include any applicable penalty or interest due.

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, Vladimir Zeleni, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of March, 2017.




NOTARY PUBLIC
Commission expires 07/06/2018

This instrument was prepared by: Spiegel & DeMars, 19 South LaSalle Street, Suite 902, Chicago, IL 60603

Send Recorded Deed To:
Jay Collins
1300 W Belmont, Suite 405, Chicago, IL 60657

Mail Tax Bills To:
JUSTIN BALLARD AND ADAM BALLARD
842 N Campbell, UNIT 1S, Chicago, IL 60622

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1

UNIT 1S IN THE 842 N CAMPBELL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 AND THE SOUTH 20 FEET OF LOT 6 IN T.B. READ'S SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2016 AS DOCUMENT NO. 1632616051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHTS TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE S-1 LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property Address: 842 N Campbell, UNIT 1S, Chicago, IL 60622
Parcel ID : 16-01-429-018-0000