UNOFFICIAL COPY

MAIL TO: HOLLY TARR Tarr & Associates 203 N. LaSalle St., Suite 2100

MAIL TAX BILLS TO: SHAWN TAYLOR 3737 N. Pine Grove, 3S CHICAGO, IL 60613

Chicago IL 60601



Doc# 1708113041 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2017 12:23 PM PG: 1 OF 3

WARRANTY DEED Statutory (Illinois)

THE GRANTOR RICHARD GILL and SONG IM SHIN also known as Song Gill, husband and wife, of 627 Buckingham Place, Unit 1, Chicago, IL 60657 for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand pay, convey and warrant to SHAWN MICHAEL TAYLOR, a single man, of 555 W. Cornelia, #/12, Chicago, IL 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 3-S IN LAKESIDE MANOR CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIPED PARCEL: THE SOUTHWESTERLY 125.0 FEET OF THE NORTHWESTERLY 50.0 FEET OF LOT 11 IN BLOCK 6 IN HUNDLEY'S SUBDIVISION IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 17, 1988 AS DOCUMENT 88210528 TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88210528.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY TRUSTEE'S DEED IN TRUST FROM HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 42654 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO; AS

REAL ESTATE TRANSFER TAX		17-Mar-2017	
		COUNTY:	220.50
	SE	ILLINOIS:	441.00
		TOTAL:	661.50
14-21-106-037-1008		20170301624309	0-131-431-104

REAL ESTATE TRANS	17-Mar-2017	
	CHICAGO:	3,307.50
	CTA:	1,323.00
	TOTAL:	4,630.50
14 24 106 027 1008	20170301624309	2_077_588_160

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TRUSTEE UNDER TRUST NUMBER 104381-09 RECORDED APRIL 29, 1988 AS DOCUMENT 881819490 OVER THE FOLLOWING DESCRIBED PROPERTY: LOT "A" IN P.N. KOHLSAT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 2, 3, 12, 13 AND 14 IN BLOCK 6 IN HUNDLEY'S SUBDIVISION IN PINE GROVE, AFORESAID; ALSO THE NORTHEASTERLY 16 FEET OF THE SOUTHWESTERLY 141.0 FEET OF THE NORTHWESTERLY 50.0 FEET OF LOT 11 IN BLOCK 6 IN HUNDLEY'S SUBDIVISION IN PINE GROVE AFORESAID, IN COOK COUNTY, ILLINOIS FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES.

SUBJECT to terms provisions, covenants, conditions and Options contained in and rights and easements established by Declaration of Condominium ownership recorded May 17, 1988 as Document 8821528 as amended from time to time, terms provisions and conditions relating to easement described as Parcel 3 contained in the instrument creating said easements, rights of adjoining owners to the concurrent use of said easements, public utility easements, encroachment of fence over land northwesterly and adjoining .68 as disclosed by survey of Gremley and Biedermann dated Dec 25, 1987

COMMONLY KNOWN AS 3737 N. Pine Grove, #3S, Chicago, IL 6065T 100613

PIN: 14-21-106-037-1008

DATED this 17 day of March , 2017

RICHARD GILL

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 RICHARD GILL and SONG IM SHIN, both 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and official seal this /7 day of March, 2017

Scera E. Surmur Notary Public

This instrument was prepared by: Sara E. Sumner, 1617 N. Hoyne, Chicago, IL 60647

in a, ch.

Proporty of Coot County Clark's Office