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FIRST AMERICAN TITLE
FILE # 283 1007

1067



1708242064D

Doc# 1708242064 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/23/2017 02:35 PM PG: 1 OF 3

WARRANTY DEED


THE GRANTORS, Christopher Buch and Amanda Buch, husband and wife, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT to the GRANTEES, Michael Werner and Stephanie Werner, husband and wife, as tenants by the entirety, having an address of 2846 N. HALSTED #3, CHICAGO, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* IL 60617

See Exhibit "A" attached hereto and made a part hereof



Subject to: Covenants, conditions and restrictions of record; building lines and public and utility easements; acts done or suffered through Buyers; all unconfirmed special governmental taxes or assessments; condominium declaration and bylaws; existing leases and tenancies, if any; and general real estate taxes for the year 2016 2nd installment and subsequent years.

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

REAL ESTATE TRANSFER TAX	20-Mar-2017
	CHICAGO: 5,287.50
	CTA: 2,115.00
	TOTAL: 7,402.50 *

14-20-218-053-1001 | 20170301624481 | 0-124-762-816

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

REAL ESTATE TRANSFER TAX	20-Mar-2017
	COUNTY: 352.50
	ILLINOIS: 705.00
	TOTAL: 1,057.50

14-20-218-053-1001 | 20170301624481 | 0-544-963-264

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In Witness hereof, said Grantor has caused his name to be signed to these presents on this 15th day of March, 2017.

Christopher Z Buch
Name: Christopher Buch

Amanda Buch
Name: Amanda Buch

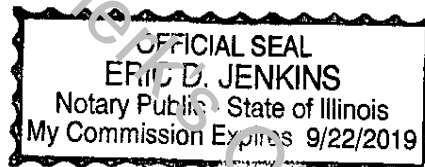
STATE OF ILLINOIS)
) SS
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Christopher Buch and Amanda Buch, husband and wife, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 15th day of March, 2017

Eric D Jenkins

(Notary Public)



Prepared by:
Jennifer M. Dunbar
Ruff, Freud, Breems & Nelson Ltd.
200 North LaSalle St., Suite 2020
Chicago, Illinois 60601

After Recording, Mail To:
WERNER
1039 W. GRACE ST
UNIT 1
CHICAGO, IL 60613

Mail Tax Bills To:
WERNER
1039 W. GRACE ST
UNIT 1
CHICAGO, IL 60613

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1 IN THE 1039 WEST GRACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 IN BLOCK 3 IN BUCKINGHAM'S 2ND ADDITION TO LAKEVIEW A SUBDIVISION OF ALL OF BLOCK 1 AND PARTS OF BLOCK 10 AND 12 (EXCEPT RAILROAD) OF LAFLIN, SMITH AND DYER'S SUBDIVISION OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, 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 30, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0715015058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, S-1, GARAGE ROOF RIGHTS AND THE REAR PORCH, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NO. 0715015058, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND/OR ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

P.I.N.: 14-20-218-053-1001

Address: 1039 West Grace Street, Unit 1, Chicago, IL 60613