

UNOFFICIAL COPY



1708912001D

Doc# 1708912001 Fee \$40.00

WARRANTY DEED

1/2 Statutory

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 09:35 AM PG: 1 OF 2

170256302029

THE GRANTORS, MARC SMOLER, married to SARAH SMOLER, his wife, of the City of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to AMY FALK, 645 W. Briar Place, Unit 1, Chicago, IL 60614, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-32-406-015-1019 & 14-32-406-015-1070

Address of Real Estate: 1872 N. Clybourn Ave., Units 305 & P-13, Chicago, IL 60614

DATED this 24 day of March, 2017.

Marc Smoler signature (SEAL)
MARC SMOLER

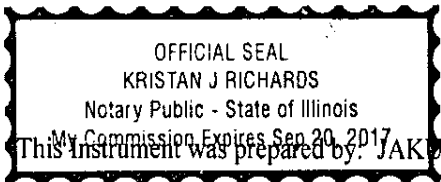
Sarah Smoler signature (SEAL)
SARAH SMOLER

STATE OF IL
COUNTY OF COOK
)
)
) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARC SMOLER and SARAH SMOLER, his wife, 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.

Given under my hand and official seal, this 24 day of March, 2017.

Kristan J Richards signature
NOTARY PUBLIC



This instrument was prepared by: JAKUBCO RICHARDS & JAKUBCO P.C., 2224 W. Irving Park Road, Chicago, IL 60618.

MAIL TO:
HALA LIPSHUTZ
LEY IT + LIPSHUTZ
1120 W BELMONT AVE
CHICAGO, IL 60657

SEND SUBSEQUENT TAX BILLS TO:
AMY FALK
1872 N. CLYBOURN #305
CHICAGO, IL 60614

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

SV
P 2
S N
SC
INT

UNOFFICIAL COPY

ATTORNEYS TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 14-32-406-015-1019

Property ID: 14-32-406-015-1070



Property Address:


 1872 N. Clybourn Ave., Unit 305
 Chicago, IL 60614

Legal Description:

UNIT NUMBERS 305 AND P-13 IN CLYBOURN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 TO 4 BOTH INCLUSIVE AND LOTS 25 TO 28 BOTH INCLUSIVE, IN BLOCK 5 IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEPHERD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27162456, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		28-Mar-2017	
		COUNTY:	209.00
		ILLINOIS:	418.00
		TOTAL:	627.00
14-32-406-015-1019 20170301629511 1-745-569-472			

REAL ESTATE TRANSFER TAX		28-Mar-2017	
		CHICAGO:	3,135.00
		CTA:	1,254.00
		TOTAL:	4,389.00 *
14-32-406-015-1019 20170301629511 0-671-827-648			

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