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1477640
WARRANTY DEED
Illinois Statutory



Doc# 1709318084 Fee \$40.00

Mail to:
Nancy A. Summers
Attorney at Law *73 W Monroe*
~~105 W. Adams, Suite 3550~~ *#305*
Chicago, IL 60603

RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/03/2017 02:24 PM PG: 1 OF 2

Name & Address of Taxpayer:
James B. Runke
882 N. Hermitage Avenue, Unit 2R
Chicago, IL 60622

RECORDER'S STAMP

The GRANTOR(S): **Justine Willhoit n/k/a Justine Stuckenschneider and Ryan Stuckenschneider, Wife and Husband**, of the City of Denver, County of Denver, State of Colorado, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **James B. Runke, a single man**, all interest in the following described land in the County of Cook, State of Illinois; to wit:

UNIT 2R TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 882 NORTH HERMITAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0620531112, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

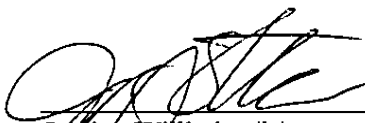
Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

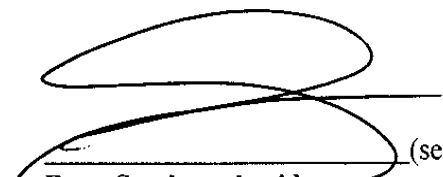
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

PIN: 17-06-429-040-1004

Property Address: 882 N. Hermitage Avenue, Unit 2R, Chicago, IL 60622

Dated: March 27, 2017

 (seal)
Justine Willhoit n/k/a
Justine Stuckenschneider

 (seal)
Ryan Stuckenschneider

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

Runck
2

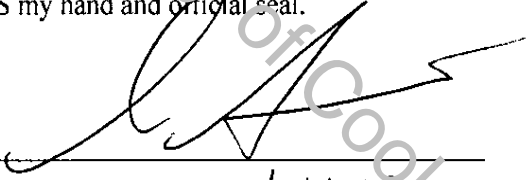
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Utah
 STATE OF ~~COLORADO~~ }
Washington } ss
 County of ~~Denver~~ }

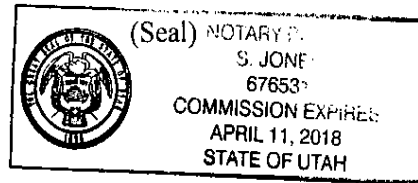
I, the undersigned, a Notary Public in and for said County, in the State of Colorado, DO HEREBY CERTIFY THAT Justine Willhoit n/k/a Justine Stuckenschneider and Ryan Stuckenschneider, personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before 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 notarial seal, March 27th, 2017.

WITNESS my hand and official seal.



Signature 


My Commission Expires 4-11-18



Prepared By:

Acosta Law Offices, P.C.
 2150 S. Canalport Avenue, Suite 5C-8
 Chicago, IL 60608
 Ph. (312) 650-8844

REAL ESTATE TRANSFER TAX		03-Apr-2017
		COUNTY: 110.00
		ILLINOIS: 220.00
		TOTAL: 330.00
17-06-429-040-1004 20170301633097 0-601-990-848		

REAL ESTATE TRANSFER TAX		03-Apr-2017
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00 *
17-06-429-040-1004 20170301633097 1-609-000-640		

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