

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Corporation)

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Doc# 1709645102 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/06/2017 02:38 PM PG: 1 OF 3

The Grantor(s), Thomas J. Moore III, A Single Man of 2340 N. Elston Avenue Unit 2F, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to National Residential Nominee Services, Inc., a Delaware Corporation of 900 Wilshire Drive Suite 107, Troy, MI 48084, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

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.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 14-31-204-036-1002

Address of Real Estate: 2340 N. Elston Avenue Unit 2F, Chicago, Illinois 60614

Dated this 20 day of February, 2017

Thomas J. Moore III

FIDELITY NATIONAL TITLE

chl 7002332

(3)

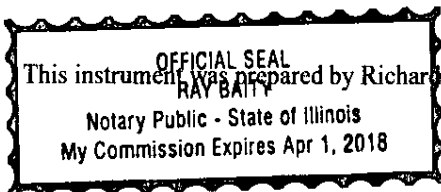
1 of 3

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 Thomas J. Moore III, A Single Man, 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/they signed sealed and delivered the said instrument as his/her/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 20th day of February, 2017.

Commission expires: April 1, 2018

NOTARY PUBLIC



Shopiro, Sulzer & Shopiro, Ltd., 20 N. Wacker Dr., Suite 2250, Chicago, IL 60606

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## LEGAL DESCRIPTION


Of premises commonly known as: 2340 N. Elston Avenue Unit 2F, Chicago , Illinois 60614

See Exhibit 'A' attached hereto.

Property of Cook County Clerk's Office

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

REAL ESTATE TRANSFER TAX		06-Apr-2017	
		COUNTY:	149.50
		ILLINOIS:	299.00
		TOTAL:	448.50
14-31-204-036-1002		20170301632791   1-167-222-464	

REAL ESTATE TRANSFER TAX		06-Apr-2017	
		CHICAGO:	2,242.50
		CTA:	897.00
		TOTAL:	3,139.50 *
14-31-204-036-1002		20170301632791   1-259-058-880	

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

**MAIL TO:**  
**Sulzer & Shopiro**  
**20 N. Wacker Drive Ste 2250**  
**Chicago, IL 60606**

**SEND SUBSEQUENT TAX BILLS TO:**  
**Sulzer & Shopiro**  
**20 N. Wacker Drive Ste 2250**  
**Chicago, IL 60606**

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## EXHIBIT 'A'

**PARCEL 1:** UNIT NUMBER 2-F IN THE ELSTON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN BLOCK 6 OF FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, 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 99654477; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99654477.

Property of Cook County Clerk's Office