

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1709646232 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2017 01:05 PM Pg: 1 of 2

Dec ID 20170301619603
ST/CO Stamp 0-830-236-352 ST Tax \$276.00 CO Tax \$138.00
City Stamp 0-816-752-320 City Tax: \$2,898.00

Above Space for Recorder's Use Only

THE GRANTOR(s) MATTHEW O WRIGHT AND KATHLEEN WRIGHT, ^{husband & wife} for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to CHRISTOPHER M. DONNER AND MARGARET DONNER of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


SUBJECT TO: ^{husband & wife's interests by the entirety} General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 11-32-119-032-1020 (UNIT)
11-32-119-032-1078 (P-49)

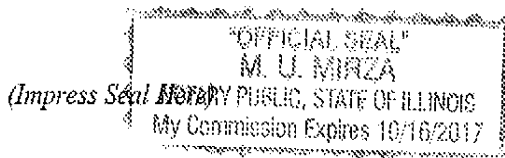
Address(es) of Real Estate:
1225 W MORSE AVE #405
CHICAGO, IL 60626-5751

The date of this deed of conveyance is 02/21 /2017


MATTHEW O WRIGHT

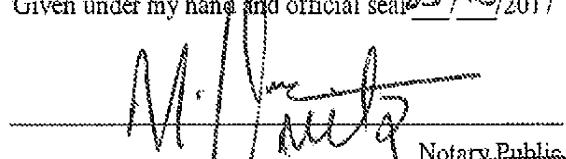

KATHLEEN WRIGHT

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 the above signatory(s) whose name is Matthew/Kathleen Wright 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 03/18 /2017

My Commission Expires 10/16/17


Notary Public

FIDELITY NATIONAL TITLE

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REAL ESTATE TRANSFER TAX	03-Apr-2017
COUNTY:	138.00
ILLINOIS:	276.00
TOTAL:	414.00

11-32-119-032-1020 | 20170301619603 | 0-830-236-352

REAL ESTATE TRANSFER TAX	03-Apr-2017
CHICAGO:	2,070.00
CTA:	828.00
TOTAL:	2,898.00 *

11-32-119-032-1020 | 20170301619603 | 0-816-752-320

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

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LEGAL DESCRIPTION

For the premises commonly known as: 1225 W MORSE AVE #405, CHICAGO, IL 60626-5751

Legal Description:

UNIT 405 AND P-49 IN THE NORTH BEACH LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 LOTS 19, 20 AND 21 IN BLOCK 1 IN L. E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE RETAIL UNIT, LIMITED COMMON ELEMENT FOR THE RETAIL UNIT, UNITS 202, 207, 208, 309, 311, 404, 406, 409, 411, AND ALL OF THE FIFTH FLOOR; AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 14, 2005 AS DOCUMENT NUMBER 0528727007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

Mark Edison
 Law Office Mark E. Edison PC
 1415 W. 22nd Street Tower Floor
 Oak Brook, IL 60523

Send subsequent tax bills to:

Recorder mail recorded document to: