

UNOFFICIAL COPY

Warranty Deed

Doc#: 1709718041 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/07/2017 10:13 AM Pg: 1 of 2

ILLINOIS

719846 1/2

Dec ID 20170301621431
ST/CO Stamp 1-413-184-192 ST Tax \$189.50 CO Tax \$94.75
City Stamp 1-144-748-736 City Tax: \$1,989.75

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

Above Space for Recorder's Use Only

THE GRANTOR(s) Arron Beeson, a married man, of the City of Elmhurst, County of DuPage, State of Illinois 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, Andrew R. Miazga, of 711 W Gordon Terrace, Unit 307, Chicago, 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.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

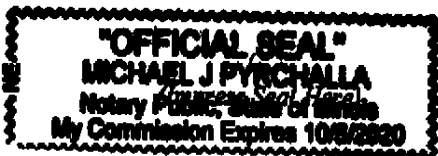
Permanent Real Estate Index Number(s): 14-16-304-045-1071

Address(es) of Real Estate:
711 West Gordon Terrace, Unit 809, Chicago, Illinois 60613

The date of this deed of conveyance is March 7, 2017.

(SEAL) Arron Beeson

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arron Beeson personally known to me to be the same person(s) whose name(s) (names) 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 March 7, 2017.

Notary Public

My Commission Expires 10/8/20

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LEGAL DESCRIPTION

For the premises commonly known as:

711 West Gordon Terrace, Unit 809
Chicago, Illinois 60613

Legal Description:

UNIT 809, IN THE 711 GORDON TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 15 THROUGH 19, BOTH INCLUSIVE, IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 10 AND 19 AND THAT PART OF THE VACATED STREETS LYING BETWEEN SAID LOTS, ALL IN SCHOOL TRUSTEES SUBDIVISION OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 21, 1998 AS DOCUMENT NUMBER 98632340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This instrument was prepared by

Send subsequent tax bills to:

Recorder-mail recorded document to:

Michael J. Pyrchalla
Integrity Law Group, LLC
1117 N. Ashland Ave.
Chicago, IL 60622

Andrew R. Massari
711 W. Gordon Terrace #809
Chicago, IL 60613

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Chicago, IL 60613