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\*1710041059D\*

Doc# 1710041059 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2017 12:48 PM PG: 1 OF 3

17BAR40713

PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
OAK FOREST, IL 60452

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR(S), SCOTT FRANCIS KLUS AND TONI LEE KLUS, husband and wife, of the City of Okemos, County of Ingham, State of Michigan, CONVEY(S) and WARRANT(S) TO SARA F. SMITH, AS TRUSTEE OF THE SARA F. SMITH TRUST UNDER AGREEMENT DATED SEPTEMBER 16, 2016, of 1200 W. Deerpath, Lake Forest, IL 60045, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: 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.

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

Permanent Real Estate Index Number(s): 17-03-102-042-1069 and 17-03-102-042-1186

Address(es) of Real Estate: 1445 North State Parkway, Unit 1104 and P1-22, Chicago, Illinois 60610

29 day of MARCH, 20 17

SCOTT FRANCIS KLUS

TONI LEE KLUS

REAL ESTATE TRANSFER TAX	07-Apr-2017
CHICAGO:	2,325.00
CTA:	930.00
TOTAL:	3,255.00 *

REAL ESTATE TRANSFER TAX	07-Apr-2017
COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

17-03-102-042-1069 | 20170401635184 | 1-055-133-376

17-03-102-042-1069 | 20170401635184 | 1-907-642-048

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

CCRD REVIEW

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Nikolas Bordinaro-Johnson  
Notary Public-Michigan  
Ingham County  
Acting in the County of  
Ingham

My Commission Expires September 15, 2020

STATE OF MI, COUNTY OF Ingham SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that SCOTT FRANCIS KLUS is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 29<sup>th</sup> day of March, 20 17.

Nikolas Bordinaro-Johnson (Notary Public)

STATE OF MI, COUNTY OF Ingham SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that TONI LEE KLUS is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 29<sup>th</sup> day of March, 20 17.

Nikolas Bordinaro-Johnson (Notary Public)

Nikolas Bordinaro-Johnson  
Notary Public-Michigan  
Ingham County  
Acting in the County of  
Ingham  
My Commission Expires September 15, 2020

**Prepared by:**

Cynthia Zenko, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

**Mail To:**

Semmelman and Semmelman  
900 North Shore Drive, Suite 250  
Lake Bluff, Illinois 60044

**Name and Address of Taxpayer:**

Sara F. Smith  
~~145 North State Parkway, Unit 1104~~ 1200 W. Deerpath  
~~Chicago, Illinois 60610~~ Lake Forest, IL 60045

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EXHIBIT A

## LEGAL DESCRIPTION

UNIT NUMBERS 1104 AND P1-22 IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 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 AS DOCUMENT NUMBER 92824241, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1445 North State Parkway, Unit 1104 & P1-22, Chicago, IL 60610  
PIN # 17-03-102-042-1069 and 17-03-102-042-1186

Property of Cook County Clerk's Office