

# UNOFFICIAL COPY

Doc#. 1710749247 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2017 01:46 PM Pg: 1 of 3

Dec ID 20170401639447  
ST/CO Stamp 1-575-329-472 ST Tax \$197.50 CO Tax \$98.75  
City Stamp 1-149-234-880 City Tax: \$2,073.75

1 OF 2

17ST01167WC - AV

Chicago Title



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR(S), ERIC L. OTTO and VIRGINIA M. PARRELL, Husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant(s) to MARY ROBERTS, **A SINGLE WOMAN** (GRANTEE'S ADDRESS) \_\_\_\_\_ of the County of COOK, all interest in 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, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2016 and subsequent years

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): 13-25-419-036-1006  
Address(es) of Real Estate: 2531 North Talman, Unit 2E, Chicago, Illinois 60647

Dated this 14 day of Apr. 1, 2017

Eric L. Otto  
ERIC L. OTTO

Virginia M. Parrell  
VIRGINIA M. PARRELL

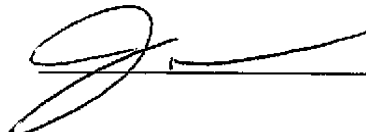
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STATE OF ILLINOIS, COUNTY OF COOKss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ERIC L. OTTO and VIRGINIA M. PARRELL personally known to me to be the same person(s) whose name(s) 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 official seal, this 14 day of April, 2017



 (Notary Public)

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**Prepared By:** Jonathan Groll  
830 North Blvd. Suite A  
Oak Park, Illinois 60301

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**Mail To:**  
KIM FREELAND  
618 W. FULTON  
CHICAGO IL 60661

**Name & Address of Taxpayer:**  
MARY ROBERTS  
2531 North Talman, Unit 2E  
Chicago, Illinois 60647

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## LEGAL DESCRIPTION

Order No.: 17ST01167WC

**For APN/Parcel ID(s): 13-25-419-036-1006**

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Parcel 1: Unit Number 2531-2E in the Talman Court Condominiums, as delineated on a survey of the following described tract of Land:

Lots 12 and 13 in Block 14 in Harriet Farlin's Subdivision of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached the Declaration of Condominium recorded as document number 00719943; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2: The exclusive right to use S-5, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

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