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STC 01146-49477
THIS DOCUMENT WAS 1/2 unc
PREPARED BY:

Lisa J. Saul, Esq.
24 West Erie Street, Suite 4A
Chicago, Illinois 60654

AFTER RECORDING, RETURN TO:

~~Stacey L. Galloway, Esq.~~
~~Ryan Law Group, Ltd.~~
~~121 West Wrightwood~~
~~Chicago, Illinois 60614~~

Anna Brzosko
333 South Des Plaines St.
Unit 513
Chicago, Illinois 60661

Doc#: 1710915119 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2017 11:43 AM Pg: 1 of 4

Dec ID 20170401636045
ST/CO Stamp 0-172-213-952 ST Tax \$335.00 CO Tax \$167.50
City Stamp 0-371-859-136 City Tax: \$3,517.50

WARRANTY DEED

THIS INDENTURE is made as of this 7th day of April, 2017 by and between **Carmen M. Gonzalez**, a single woman, of the city of Chicago, State of Illinois (the "Grantor"), and **Anna Brzosko**, of the city of Chicago, State of Illinois (the "Grantee").

an unmarried woman

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE
800 E. DIFENBACH ROAD
SUITE 180
NAPERVILLE, IL 60563

Send Subsequent Tax Bills To:

Anna Brzosko
333 South Des Plaines Street, #513
Chicago, Illinois 60661

REAL ESTATE TRANSFER TAX		16-Apr-2017	
	COUNTY:		167.50
	ILLINOIS:		335.00
	TOTAL:		502.50
17-16-118-023-1033		20170401636045 0-172-213-952	

REAL ESTATE TRANSFER TAX		17-Apr-2017	
	CHICAGO:		2,512.50
	CTA:		1,005.00
	TOTAL:		3,517.50 *
17-16-118-023-1033		20170401636045 0-371-859-136	

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

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EXHIBIT A

Legal Description

✓ UNIT NUMBERS 513 AND P3-24 IN THE 333 S. DES PLAINES CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF THE SUBDIVISION OF BLOCK 28 OF SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2003 AS DOCUMENT NUMBER 0329010168, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS: ✓ 17-16-118-023-1033; ✓ 17-16-118-023-1179

COMMON ADDRESS: ✓ 333 South Des Plaines Street, #513, Chicago, Illinois 60661

Office of Cook County Clerk's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2016 Second Installment and subsequent years.
2. Acts done by or suffered through Buyer.
3. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.
4. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 032901066, as amended from time to time.
5. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
6. Terms and provisions contained in the Grant of Easement recorded as Document Number 0602632052.

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