

UNOFFICIAL COPY

Doc#: 1711049022 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/20/2017 09:08 AM Pg: 1 of 2

Dec ID 20170401637103
ST/CO Stamp 1-550-540-480 ST Tax \$450.00 CO Tax \$225.00
City Stamp 2-145-511-104 City Tax: \$4,725.00

GMT 17-0837-213
WARRANTY DEED

This instrument was prepared by:

Jonathan Pope, Esq
Bazos, Freeman, Schuster, &
Braithwaite, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123

THE GRANTOR(S), NATHAN BROWN, married to Lindsay Preston Brown of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to BRANDON RITSCHARD of 175 N. Harbor Drive, Apt 5205, Chicago, IL 60601 in the following described Real Estate situated in Cook County, Illinois, commonly known as 669 N. Peoria Street, Unit 2S, Chicago, IL 60642, legally described as:

PARCEL 1: UNIT NUMBER 669-2S IN THE PEORIA ROW OF RIVER WEST CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 12, 13, 14, 15, 16 AND 17 IN PHILLIPS AND FAY'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2002, AS DOCUMENT NUMBER 0021050406, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-6 AND STORAGE SPACE S-6 AND BALCONY, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 second installment and subsequent years.

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 SPOUSE OF THE GRANTOR

Permanent Index Number (PIN): 17-08-222-031-1016

Address(es) of Real Estate: 669 N. Peoria Street, Unit 2S, Chicago, IL 60642

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Dated this April 18, 2017

Nathan Brown by Jonathan Pope as attorney-in-fact (SEAL)
Nathan Brown by Jonathan Pope, his attorney in fact

STATE OF ILLINOIS)

)ss.

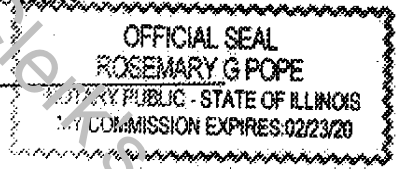
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NATHAN BROWN by Jonathan Pope, his attorney in fact personally known to me to be the same person whose name subscribed in the foregoing 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 18th day of April, 2017.

Rosemary G. Pope
NOTARY PUBLIC

Commission expires



AFTER RECORDING MAIL TO:

TO:

~~Fogarty and Fogarty LLC
1406 W. Chicago Avenue
Chicago, IL 60642~~

MAIL PROPERTY TAX BILLS

MAIL DEED TO:

Brandon Ritschard
669 N. Leoria Street
Unit 2 S
Chicago, IL 60642