

UNOFFICIAL COPY

WARRANTY DEED



17110180940

Doc# 1711018094 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 03:24 PM PG: 1 OF 2

THE GRANTOR(S),
JOANNE KOSZAREK, a single woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S)** and **WARRANT(S)** to

COLLEEN DARDIS

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT 1244-3 IN THE BYRON STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE WEST 63.97 FEET OF LOT 1 AND THE WEST 63.97 FEET OF THE NORTH 2.45 FEET OF LOT 2, THE WEST 103.97 FEET OF LOT 2 (EXCEPT THE NORTH 2.45 FEET THEREOF), LOT 3 (EXCEPT THAT PART OF THE NORTH 4.45 FEET LYING EAST OF THE WEST 103.97 FEET THEREOF) AND THE WEST 178.00 FEET OF LOTS 3,4, AND 5 (EXCEPT THE NORTH 4.45 FEET, LYING EAST OF THE WEST 103.97 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGHSCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 3, 4 AND 5 LYING EAST OF THE WEST 178.00 FEET (EXCEPT THE NORTH 4.45 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGHSCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97067011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 97067011

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; condominium declarations and by-laws, if any, zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; and public road and highways, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Real Estate Index Number(s): 14-20-103-092-1003
Property Address: 1244 W. Byron St, Unit 3
Chicago, IL 60613

1779959 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

S Y
P 2
S N
SC N
INT AB

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DATED this 17 day of April, 2017.

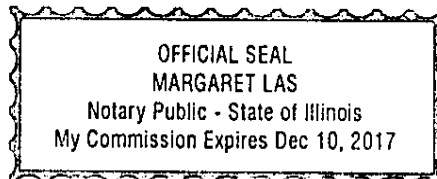
Joanne Koszarek (SEAL)
JOANNE KOSZAREK

State of IL)
 County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOANNE KOSZAREK**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered 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 17 day of April, 2017.

Margaret Las
 Commission expires 12-10-2017



This instrument was prepared by: Law Offices of Margaret M. Las, P.C., 7630 S County Ln Rd #3A Burr Ridge IL 60527.

MAIL TO:

The Gunderson Law Firm, LLC
2155 W. Roscoe St., Ste. 1-South
Chicago, IL 60618

SUBSEQUENT TAX BILLS TO:

Colleen Davis
1244 W. Byron St, #3
Chicago, IL 60613

REAL ESTATE TRANSFER TAX		20-Apr-2017
	CHICAGO:	2,190.00
	CTA:	876.00
	TOTAL:	3,066.00

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

REAL ESTATE TRANSFER TAX		20-Apr-2017
	COUNTY:	146.00
	ILLINOIS:	292.00
	TOTAL:	438.00

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