

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1711406151 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2017 01:17 PM Pg: 1 of 2

THE GRANTORS, ERIK D. SLOAN and ABBY K. NOLAN n/k/a ABBY SLOAN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to LEDA GHANNAD*, of 30 Elm Street, Unit 10D, Chicago, Illinois 60611,

Dec ID 20170401641570
ST/CO Stamp 1-004-913-088 ST Tax \$695.00 CO Tax \$347.50
City Stamp 1-043-341-760 City Tax: \$7,297.50

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

See attached legal description.

*single

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: 14-29-302-159-1026

Address of Real Estate: 2719 N. Janssen Avenue, Unit B, Chicago IL 60614

Dated this 19th day of April, 2017


ERIK D. SLOAN

(SEAL)

 (SEAL)
ABBY K. NOLAN n/k/a ABBY SLOAN

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erik D. Sloan and Abby K. Nolan n/k/a Abby Sloan, 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 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.

**husband and wife,

State of Illinois, County of Cook, ss.

Given under my hand and official seal, this 19th day of April, 2017


NOTARY PUBLIC



17-0183 1/2

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Legal Description

UNIT 2710J IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED LAND:

LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED OR UNCONFIRMED; CONDOMINIUM DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by: Judith E. Fors 4669 N. Manor Ave., Chicago IL 60625

Mail to: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington Street, Ste. 900
Chicago, IL 60602

Send subsequent tax bills to: Leda Ghannad
2719 N. Janssen Avenue
Unit B
Chicago IL 60614

REAL ESTATE TRANSFER TAX

24-Apr-2017



COUNTY:	347.50
ILLINOIS:	695.00
TOTAL:	1,042.50

14-29-302-159-1026 | 20170401641570 | 1-004-913-088

REAL ESTATE TRANSFER TAX

24-Apr-2017



CHICAGO:	5,212.50
CTA:	2,085.00
TOTAL:	7,297.50 *

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