

# UNOFFICIAL COPY



## WARRANTY DEED

### WHEN RECORDED, MAIL TO:

Jason M. Chmielewski, Esq.  
10 S. LaSalle Street, Suite 3500  
Chicago, Illinois 60603

### SEND SUBSEQUENT TAX BILLS TO:

Per M. Johansson and Holly M. Johansson  
1616 W. Balmoral Avenue, Unit 3W  
Chicago, Illinois 60640

Doc# 1711501121 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2017 03:40 PM PG: 1 OF 4

GRANTOR, **Charles R. Barringer**, married to Sanya M. Lokosa, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEEES, **Per M. Johansson and Holly M. Johansson**, husband and wife, both of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index No.: 14-07-209-034-1006.

Property Address: 1616 W. Balmoral Avenue, Unit 3W, Chicago, Illinois 60640.

Subject to the following, if any: (1) General real estate taxes for the year 2016-2<sup>nd</sup> installment and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) the Condominium Declaration; and (5) Purchaser's mortgages of record, if any.

DATED this 11 Day of April, 2017.

DATED this 11 Day of April, 2017.

\_\_\_\_\_  
Charles R. Barringer

\_\_\_\_\_  
Sanya M. Lokosa

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK    )

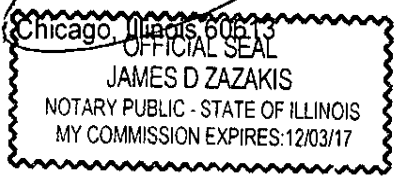
I, the undersigned, a Notary Public, do hereby certify that CHARLES R. BARRINGER and SANYA M. LOKOSA, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, 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.

Given under my hand and notary seal, this 11<sup>th</sup> Day of April, 2017.

My commission expires 12/3/17

\_\_\_\_\_  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613



SS  
PT  
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INT

mail to  
1/2 Proper Title, LLC  
180 N. Lasalle Ste. 1920  
Chicago, IL 60601  
PTI-40897

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## EXHIBIT "A"

UNIT 3W IN 1616 BALMORAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 & 12 IN BLOCK 4 IN SUMMERDALE PARK SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95673446, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

17-Apr-2017



**CHICAGO:**

2,175.00

**CTA:**

870.00

**TOTAL:**

3,045.00\*

14-07-209-034-1006 | 20170401639485 | 1-342-414-528

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

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**REAL ESTATE TRANSFER TAX**

17-Apr-2017



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

145.00  
290.00  
435.00

14-07-209-034-1006

20170401639485

0-565-206-720

Property of Cook County Clerk's Office