

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

1/1 Mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT 17-40183

17117040450

Doc# 1711704045 Fee \$44.00

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/27/2017 01:38 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

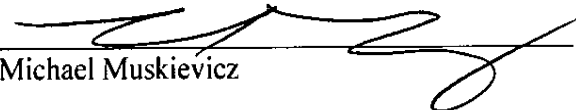
THE GRANTOR, Michael Muskievicz, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Proper Title LLC, an Illinois limited liability company, in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
Permanent Index Number: 17-09-236-030-1107 and 17-09-236-030-1441
Property Address: 303 W. Ohio Street Units 2506 & P212, Chicago, IL 60654

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements, and general taxes for the 2nd Installment of 2016 and subsequent years.

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

Dated this 7 day of April, 2017.


Michael Muskievicz

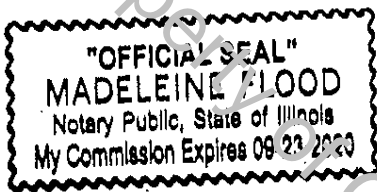
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STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Muskiewicz personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as a 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 notarial seal, this 7 day of April, 2017.



Madeleine Flood
Notary Public

MAIL RECORDED DEED TO:

Richard C. Spain
Spain, Spain & Vasset P.C.
33 W. Dearborn #2220
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

BIGPICTA LLC
503 W. Ohio #2506
Chicago, IL 60611

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1406 W. Chicago Ave., Chicago, IL 60642

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2506 AND P-212 IN SILVER TOWER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6, INCLUSIVE AND LOT 7 (EXCEPT THE WEST 1.14 FEET OF SAID LOT 7) IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SILVER TOWER CHICAGO CONDOMINIUMS RECORDED JULY 1, 2009 AS DOCUMENT NUMBER 0918231049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 1, 2009 AS DOCUMENT NUMBER 0918231048, AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN.

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REAL ESTATE TRANSFER TAX

18-Apr-2017



COUNTY: 252.50
 ILLINOIS: 505.00
 TOTAL: 757.50

17-09-236-030-1107

20170401640615

0-622-126-784

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		18-Apr-2017
CHICAGO:		3,787.50
CTA:		1,515.00
TOTAL:		5,302.50 *
17-09-236-030-1107 20170401640615 0-418-524-864		

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