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Doc#: 1712215054 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2017 10:25 AM Pg: 1 of 3

Dec ID 20170401635277
ST/CO Stamp 1-685-061-312 ST Tax \$212.50 CO Tax \$106.25
City Stamp 1-354-731-200 City Tax: \$2,231.25

1/2
we

STC 01146-49445

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

THE GRANTOR, Margaret Zegley, ***a married woman, of the City of Frankfort, County of Will, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Christopher M. Reuter, a single man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-22-106-074-1038
Address(es) of Real Estate: 1516 S. Wabash Unit 307, Chicago, IL 60605

Dated this 13th day of April, 20 17

***This is not homestead property.

REAL ESTATE TRANSFER TAX

01-May-2017



CHICAGO:	1,593.75
CTA:	637.50
TOTAL:	2,231.25 *

17-22-106-074-1038 | 20170401635277 | 1-354-731-200

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

REAL ESTATE TRANSFER TAX

01-May-2017



COUNTY:	106.25
ILLINOIS:	212.50
TOTAL:	318.75

17-22-106-074-1038 | 20170401635277 | 1-685-061-312

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Margaret M Zegley
Margaret Zegley

STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margaret Zegley, 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 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 official seal, this 13th day of April, 20 17.



Martina M. Travis (Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:
Gryll Law
c/o Brian Gryll
6703 N. Cicero Ave.
Lincolnwood, IL 60712

Name and Address of Taxpayer:
Christopher M. Reuter
1516 S. Wabash Unit 307
Chicago, IL 60605

Notary of Cook County Clerk's Office

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EXHIBIT A

Parcel A:

Unit 307 in Landmark Lofts Condominium as delineated and defined on the Plat of survey of the following described parcel of real estate:

Parcel 1:

Lot 6 (Except the West 10 feet taken for alley) in Block 25 in the Assessor's Division of the Northwest fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 5 (Except the West 10 feet taken for alley) in Block 25 in the Assessor's Division of the Northwest fractional quarter of Section 22 aforesaid, in Cook County, Illinois.

Parcel 3:

The South 8.7 feet of Lot 2 (Except the West 19 feet thereof) and Lots 3 and 4 (Except the West 19 feet thereof) in Block 25 in Assessor's Division of the Northwest fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

That part of the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the West line of Wabash Avenue at a Point 567.7 feet North of the South line of said fractional 1/4 Section and Running North 55 feet; thence West 170 1/2 feet more or less to the East line of a 20 foot alley; thence South 55 feet; thence East to the Place of beginning (Except from the above described land the West 9 feet thereof) in Chicago, Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 8, 1998 as Document Number 08114042, and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel B:

The Exclusive right to the use of Parking Space 20 assigned to Unit 307, limited common elements, as delineated on the survey attached to the Declaration aforesaid.