

UNOFFICIAL COPY



1712341077D

Doc# 1712341077 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 12:17 PM PG: 1 OF 3

WARRANTY DEED
Statutory (ILLINOIS)

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Janel Jamison, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Urban Neighborhood Windy City Drummond, LLC, A Delaware limited liability company, located at 30 South Wacker Drive, Suite 2750, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook in the State of Illinois ("Premises"), to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY

PIN: 14-28-305-047-1001

Address of Real Estate: 617-619 West Drummond, Unit GAE, Chicago, IL 60614

This instrument was prepared by:

Jeff Richman, Esq.
Bancroft, Richman & Goldberg, LLC
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603

Record and Mail to:
Richard Cohn, Attorney at Law
105 West Madison Street, Suite 401
Chicago, Illinois 60602


Send Subsequent Tax Bills to:
Urban Neighborhood Windy City Drummond, LLC
30 South Wacker Drive Suite 2750
Chicago, Illinois 60606

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 26th day of April, 2017.

Y
S
P 3
S
S
INT

175A4855117MLP KM 19 01 26

UNOFFICIAL COPY

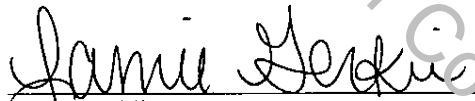


Janel Jamison

State of Illinois)
County of Cook)^{SS}



I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Janel Jamison, personally known to me to be the same person(s) whose name(s) is/are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.


Given under my hand and official seal this _____ day of _____, 2017.



Notary Public
My commission expires: 9.28.20



REAL ESTATE TRANSFER TAX		02-May-2017
	COUNTY:	119.75
	ILLINOIS:	239.50
	TOTAL:	359.25
14-28-305-047-1001 20170401644183 1-682-306-752		

REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	1,796.25
	CTA:	718.50
	TOTAL:	2,514.75 *
14-28-305-047-1001 20170401644183 1-145-435-840		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

Exhibit A
Legal Description

PARCEL 1:
UNIT "GAE" IN THE DRUMMOND SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 AND 9 IN SUBDIVISION OF LOT 9 IN COUNTY CLERK'S DIVISION OF OUTLOT "D" IN WRIGHTWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89194212 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office