

# UNOFFICIAL COPY

**PREPARED BY:**

Robert A. Horwitz  
218 N. Jefferson St. Suite 401  
Chicago, IL 60661

Doc#: 1712317052 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/03/2017 11:48 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Matthew William Panek  
4423 N. Lawndale Ave., Unit 2B  
Chicago, IL 60625-5997

Dec ID 20170401647579  
ST/CO Stamp 0-106-398-144 ST Tax \$100.00 CO Tax \$50.00  
City Stamp 1-072-945-856 City Tax: \$1,050.00

**MAIL RECORDED DEED TO:**

Le Roy Stevens  
Stevens & Stevens  
4800 N. Milwaukee Ave  
Suite 205A  
Chicago, IL 60630

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Nicole J. Hartran, unmarried, of 896 Union St., #4A, Brooklyn, NY 11215-1650, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Matthew William Panek, unmarried, of 4615 N. Forestyev, Chicago, IL 60656-4132, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT NUMBER 4423-2B AS THE LAWNDALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: THE WEST 10 FEET 5 1/2 INCHES OF THE EAST 60 FEET 5 1/2 INCHES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT "C" (EXCEPT STREETS AND ALLEYS) IN BICKEL'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

BEGINNING AT A POINT 67 RODS WEST OF THE SOUTHWEST CORNER OF SOUTH 1/3 SECTION; THENCE NORTH 40 RODS; THENCE EAST 32 RODS; THENCE SOUTH 40 RODS; THENCE WEST 32 RODS TO THE BEGINNING; SAID STRIP IS OTHERWISE KNOWN AS THE EAST 10 FEET 5 1/2 INCHES OF THE WEST 75 FEET OF THE NORTH 124 FEET 11 INCHES OF THE SOUTH 298 FEET 10 1/8 INCHES OF THE EAST 125 FEET OF LOT "C" (EXCEPT STREETS AND ALLEYS) IN BICKEL'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 50 FEET OF THE NORTH 124 FEET 11 INCHES OF THE SOUTH 298 FEET 10 1/8 INCHES OF LOT "C" OF BICKEL AND OTHERS SUBDIVISION OF THE WEST 32 RODS OF THE EAST 67 RODS OF THE SOUTH 40 RODS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THAT PART THEREOF TAKEN OR USED FOR STREETS AND ALLEYS) IN COOK COUNTY, ILLINOIS.

PARCEL 3: A STRIP OF LAND BETWEEN THE EAST 60 FEET 5 1/2 INCHES OF THE NORTH 124 FEET 11 INCHES OF THE SOUTH 289 FEET 10 1/8 INCHES OF LOT "C" IN BICKEL AND OTHERS' SUBDIVISION OF THE WEST 32 RODS OF THE EAST 67 RODS OF THE SOUTH 40 RODS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 6 OF DUNAS' RESUBDIVISION OF LOT 114 IN WOLF, NELSON AND LEWINS' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 14, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 5 AND 6 IN DUNAS RESUBDIVISION OF LOT 114 IN WOLF, NELSON AND LEWINS' SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE EAST 55 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010232516; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PIN: 13-14-127-026-1038


Address: 4423 N. Lawndale Ave., Unit 2B, Chicago, IL 60625-5997

Subject, however, to the general taxes for the second installment of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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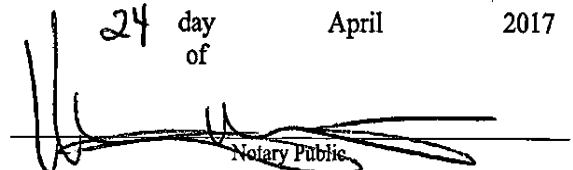
Dated this 24 day of April 2017

  
Nicole J. Hartmann

STATE New York )  
OF \_\_\_\_\_ ) S  
COUNTY New York ) S.  
OF \_\_\_\_\_ )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicole J. Hartmann, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 24 day of April 2017

  
Notary Public  
My commission expires: December 09, 2017

Exempt under the provisions of paragraph \_\_\_\_\_

**UYEN NGUYEN**  
NOTARY PUBLIC-STATE OF NEW YORK  
No. D1NG6293336  
Qualified In Bronx County  
My Commission Expires December 09, 2017

REAL ESTATE TRANSFER TAX		02-May-2017
	COUNTY:	50.00
	ILLINOIS:	100.00
	<b>TOTAL:</b>	<b>150.00</b>
13-14-127-026-1038   20170401647579   0-106-398-144		

REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	750.00
	CTA:	300.00
	<b>TOTAL:</b>	<b>1,050.00 *</b>
13-14-127-026-1038   20170401647579   1-072-945-856		

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