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17124120440

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 1712412044 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 02:44 PM PG: 1 OF 2

FIRST AMERICAN TITLE
FILE # 2845157 //

FATIC No.: 2845 57

THE GRANTOR(S) James E. Boccio, a single man, of 1509 Lost Crossing Trail Arlington, TX 76002, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Laurent Laffineur, a single man

of Chicago, Illinois, all interest in the following described Real Estate situated in the County of in the State of Illinois, to wit:

UNIT 1305 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3100 LAKE SHORE DRIVE CONDOMINIUM (ALSO KNOWN AS THE DARIEN APARTMENTS CONDOMINIUMS) AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24999699, IN THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

[Signature Page to Follow]

Address: 3100 North Lake Shore Drive, 1305, Chicago, IL 60657
PIN: 14-28-201-015-1084 Vol. 0486

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By: *James E. Boccio*
James E. Boccio

State of ILLINOIS

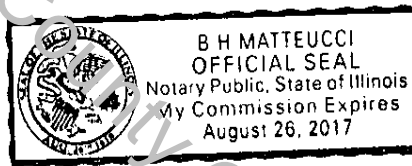
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, James E. Boccio, personally known to me (or proved with satisfactory evidence) to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal
this 1st day of May 20 17

B H Matteucci

Notary Public



Prepared by:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

REAL ESTATE TRANSFER TAX		03-May-2017
CHICAGO:		1,087.50
STATE:		435.00
TOTAL:		1,522.50 *

14-28-201-015-1084 | 20170501648045 | 0-162-838-208
* Total does not include any applicable penalty or interest due.

Mail to:
Minchella & Associates
7538 St Louis Ave.
Skokie, IL 60076

Name and Address of Taxpayer:

Laurent Laffineur
~~3100 North Lake Shore Drive, 1305~~ 5540 N. Wayne
Chicago, IL ~~60657~~ 60640

REAL ESTATE TRANSFER TAX		03-May-2017
COUNTY:		72.50
ILLINOIS:		145.00
TOTAL:		217.50

14-28-201-015-1084 | 20170501648045 | 0-431-273-664

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