

UNOFFICIAL COPY

Doc#: 1712849067 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2017 09:49 AM Pg: 1 of 2

Dec ID 20170401646579
ST/CO Stamp 2-024-273-600 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-950-531-776 City Tax: \$2,362.50

A17-0769 SA
WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

THE GRANTORS, PHILIP BRANKIN and CAROL BRANKIN, a husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, ADAM J. COLEMAN, a single man, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached "Exhibit A"

SUBJECT TO:

Covenants, conditions and restrictions of record; public utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2016 taxes and subsequent years; and

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

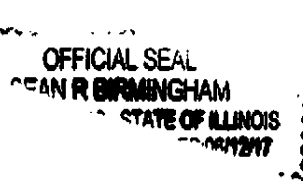
Permanent Real Estate Index Number(s): 14-20-223-049-1001
Address(es) of Real Estate: 801 W. Bradley Place, Unit G, Chicago, IL 60613

Dated this 19 Day of April, 20 17.

Philip Brankin
PHILIP BRANKIN

Carol Brankin
CAROL BRANKIN

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY PHILIP BRANKIN and CAROL BRANKIN, personally known to me 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 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 19 day of APRIL, 20 17.

Sean R Birmingham
(Notary Public) Commission Expires 6/12/17

This instrument was prepared by: *Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647*
Mail To: Adam J. Coleman, 801 W. Bradley Place, Unit G, Chicago, IL 60613
Send Subsequent Tax Bills to: Adam J. Coleman, 801 W. Bradley Place, Unit G, Chicago, IL 60613

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Legal Description



UNIT NUMBER 801 W. BRADLEY GARDEN UNIT, IN 'THE BRADLEY CONDOMINIUM', AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 1, 2 AND 3 OF THE RESUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, IN SUBDIVISION OF LOTS 4, 5 AND 6 IN BRADLEY'S, COOKSON, AND BRADLEY'S SUBDIVISION OF BLOCK 9 OF LAFLIN, SMITH & DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0622245078; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address:
801 W. Bradley Place, Unit G
Chicago, IL 60613

Pin: 14-20-223-049-1001

REAL ESTATE TRANSFER TAX		05-May-2017	
		COUNTY:	112.50
		ILLINOIS:	225.00
		TOTAL:	337.50
14-20-223-049-1001		20170401648579	2-024-273-600

REAL ESTATE TRANSFER TAX		05-May-2017	
		CHICAGO:	1,687.50
		CTA:	675.00
		TOTAL:	2,362.50 *
14-20-223-049-1001		20170401648579	0-950-531-776

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