

# UNOFFICIAL COPY

Doc#: 1712855094 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2017 11:35 AM Pg: 1 of 3

Dec ID 20170401634972  
ST/CO Stamp 0-326-853-056 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-595-288-512 City Tax: \$3,675.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

BS  
1 of 2  
17-31581

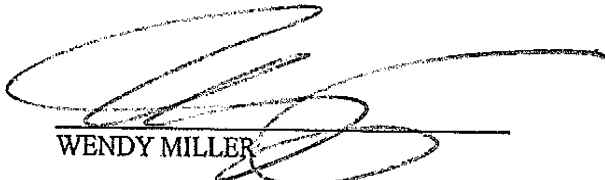
THE GRANTOR, WENDY MILLER, an unmarried woman, of 5604 N. Kenneth Ave, City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to EUDES CANUTO AND ELLEN Canuto, husband and wife, as TENANTS BY THE ENTIRETY, of 401 East Ontario Street, #1404, Chicago, IL 60611, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:


SEE ATTACHED EXHIBIT "A"

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

Permanent Real Estate Index Number(s): 17-04-211-035-1014 and 17-04-211-035-1131.  
Address(es) of Real Estate: 1400 N. State Pkwy., Unit 16A and P 2G, Chicago, IL 60610.

Dated this 8<sup>th</sup> day of APRIL, 20 17.

  
WENDY MILLER

REAL ESTATE TRANSFER TAX		05-May-2017
	CHICAGO:	2,625.00
	CTA:	1,050.00
	<b>TOTAL:</b>	<b>3,675.00 *</b>

17-04-211-035-1014 | 20170401634972 | 0-595-288-512

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

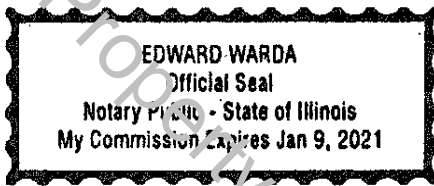
Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT WENDY MILLER, an unmarried woman, 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 she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8<sup>th</sup> day of April, 2017.



(Notary Public)

**Prepared by:**

Kevin Mitrick, Esq.  
Spain, Spain & Varnet P.C.  
33 N. Dearborn Street, Suite 2220  
Chicago, IL 60602

**REAL ESTATE TRANSFER TAX**

05-May-2017



COUNTY:	175.00
ILLINOIS:	350.00
<b>TOTAL:</b>	<b>525.00</b>

17-04-211-035-1014

| 20170401634972 | 0-326-853-056

**Mail To:**

Cynthia Zenko, Esq.  
Talarico Law Group  
15000 S. Cicero Ave  
Oak Forest, IL 60452

**Name and Address of Taxpayer:**

EUDES CANUTO AND ELLEN Canuto  
1400 N STATE PKWY  
UNIT 16A CHICAGO, IL 60610

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## EXHIBIT "A"

### PARCEL 1:

UNIT 16A IN 1400 STATE PARKWAY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOTS 1 AND 4 IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO ALSO LOT 19 OF LOT "A" OF BLOCK 2 IN SUBDIVISION OF LOT "A" OF BLOCK 1 AND LOT "A" OF BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN SAID BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED (IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS) AS DOCUMENT NUMBER 25179002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

UNIT 2G IN 1400 STATE PARKWAY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOTS 1 AND 4 IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO ALSO LOT 19 OF LOT "A" OF BLOCK 2 IN SUBDIVISION OF LOT "A" OF BLOCK 1 AND LOT "A" OF BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN SAID BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED (IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS) AS DOCUMENT NUMBER 25179002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.