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17-240936

UNOFFICIAL COPY

Doc#: 1712808046 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2017 11:08 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20170401645579
ST/CO Stamp 2-097-258-944 ST Tax \$426.00 CO Tax \$213.00
City Stamp 0-827-559-616 City Tax: \$4,473.00

THE GRANTOR, **BRIAN KLESATH**, married to **ELIZABETH KLESATH**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO **TOM E. KOSKA**, 1727 N. Western Unit 4 of the City of CHICAGO, County of COOK, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: ***unmarried man***

Parcel 1: Unit 4, in the 1727 N. Western Condominiums as delineated on a survey of the following described real estate: the North 28.00 feet of the South 139.50 feet of a tract of Land consisting of Lots 4, 5, 6, 7, 8, 9, 10 and 11 (except that part of said Lots lying West of a line 50.00 feet East of and parallel with the West Line of Section 31) in Block 3 in Isham's Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 lying Southwest of Milwaukee Avenue of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the declaration of condominium recorded as document 0701816071, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to use parking space P-5, a limited common element as delineated on the survey attached to the declaration of condominium recorded as document 0701816071.

subject to: covenants, conditions and restrictions of record and building lines and easements; if any provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing; terms provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

PERMANENT INDEX NUMBER(S): 14-31-319-087-1004
PROPERTY ADDRESS: 1727 N. Western Avenue, Unit 4
Chicago, Illinois 60647

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

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UNOFFICIAL COPYDATED this 26 day of April, 2017.


BRIAN KLESATH

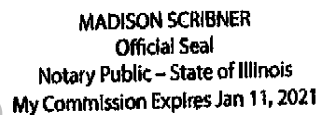

ELIZABETH KLESATH

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **BRIAN KLESATH**, and **ELIZABETH KLESATH**, his wife, personally known to me to be the same persons whose name 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26 day of April, 2017.commission expires: Jan 11, 2021


 NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY
 Adam M. Heiman
 BENJAMIN, GUSSIN & ASSOCIATES
 801 Skokie Boulevard, Suite 100
 Northbrook, Illinois 60062




MADISON SCRIBNER
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Jan 11, 2021

MAIL TO:
 Earl J. Roloff
 GARDI & HAUGHT, Ltd.
 939 N. Plum Grove Rd, Suite C
 Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO:
TOM E. KOSKA
 1727 N. Western Avenue, Unit 4
 Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX	05-May-2017
	COUNTY: 213.00
	ILLINOIS: 426.00
	TOTAL: 639.00
14-31-319-087-1004 20170401645579 2-097-258-944	

REAL ESTATE TRANSFER TAX	05-May-2017
	CHICAGO: 3,195.00
	CTA: 1,278.00
	TOTAL: 4,473.00 *
14-31-319-087-1004 20170401645579 0-827-559-616	

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