UNOFFICIAL

Doc# 1712815122 Fee \$42,00

DATE: 05/08/2017 03:23 PM PG: 1 OF 3

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

COOK COUNTY RECORDER OF DEEDS

KAREN A. YARBROUGH

WARRANTY DEED

Statutory Illinois Individual to Individual

THE GRANTOR.

SCOTT KABEL CHRISTINA KABEL, husband and wife, of the City of CHICAGO, State ILLINOIS for and consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid,

CONVEYS and WARKANTS TO:

Andrew Wolfe 925 N. Willard Ct., Unit 3W Chicago, IL 60642

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERE?

Property Index Number (PIN): 17-05-318-050-0000

Subject only to the following, general real estate taxes not yet due and payable at the time of Closing; 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.

hereby releasing and waiving all rights under the Homestead, Exemption Laws of the State of Illinois.

Address of Real Estate: 925 N. WILLARD CT., UNIT 3W, CHICAGO

DATED this 5 day of April

17-05-318-050-0000

REAL ESTATE TRANSFER TAX		21-Apr-2017
	CHICAGO:	3,900.60
	CTA:	1,560.00
	TOTAL:	5,460.00
		1

17-05-318-050-0000 | 20170401635075 | 0-101-827-008

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

REAL ESTATE TRANSFER TAX 01-May-2017 260.00 COUNTY: ILLINOIS: 520.00 TOTAL: 780.00

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT KABEL and CHRISTINA KABEL, 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 home tead.

Given under my card and official seal, this 5 day of

<u>, 2017.</u>

Commission expires:

Notary Public, State of Ulmo.. My Commission Expired July 26, 2020

This instrument was prepared by:

Marc sherwood

SHERWOOD LAW GROUP

218 N. Jefferson Street Suite #401

Chicago, IL 60661

County Clert's Mail to: ANDREW WOLFE 925 N. WILLARD CT, UNIT 3W CHICAGO, IL 60642

Liberty Title & Escrow Co. 275 West Natick Road Suite 1000 Warwick, RI 02886

Send subsequent tax bills to:

ANDREW WOLFE 925 N. WILLAKD CT, UNIT 3W CHICAGO, IL 60642

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EXHIBIT "A"

Legal Description: Unit C:

Parcel 1: That part of Lots 11, 12 and 13 taken as a single tract of land bounded and described as follows: Commencing at the Northwest corner of said tract, thence South 00 degrees, 00 minutes 00 seconds West along the West'line of said tract, a distance of 47.87 feet to the Place of Beginning, thence South 90 degrees 00 minutes 00 seconds East, 48.00 feet; thence South 00 degrees, 00 minutes, 00 seconds West, 21.57 feet; thence North 89 degrees 37 minutes 01 seconds West parallel with the South line of said tract, a distance of 48.00 feet to the West line of said tract, thence North 00 degrees 00 minutes 00 seconds East along the West line of said tract, a distance 21.25 feet to the Place of Beginning, all in J. Dinets Subdivision of the East Half of outlot? in Canal Trustee's Subdivision of the West Half of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for ingress, egress and parking for the benefit of parcel one reserved in Deed from LaSalle National Bank, as trustee under Trust Agreement dated April 15, 1992 and known as Trust No. 117083, recorded as Document 98-506206.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

For informational purposes only: 925 North Willard Court Unit 3W, Chicago, IL, 60642 County Clark's Office

Tax Parcel #17-05-318-050-0000