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Doc# 1712901064 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 03:18 PM PG: 1 OF 4

1/2 Mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT 17-41077

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, KEVIN MCCALLA and KATHRYN L. MCCALLA, Husband and Wife, CONVEY(S) and WARRANT(S) to ANDREW M. OPP, an unmarried person and CHRISTINA L. NICOLIA, an unmarried, as Joint Tenants, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2S IN THE 3640-42 NORTH BOSWORTH CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 39 AND 40 IN BLOCK 1 IN SICKLE AND HUFMEYER'S ADDITION TO LANE PARK IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2002 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0020425620, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

ALSO
EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBER G-1 AND STORAGE SPACE NUMBER S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 2S, AS SET FORTH IN THE DECLARATION.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-20-119-047-1003

Address (es) of Real Estate: 3640 North Bosworth Avenue, Unit 2S, Chicago, Illinois 60613

This 24 day of April, 2017

KEVIN MCCALLA

KATHRYN L. MCCALLA

SY
P
S
SC
INT

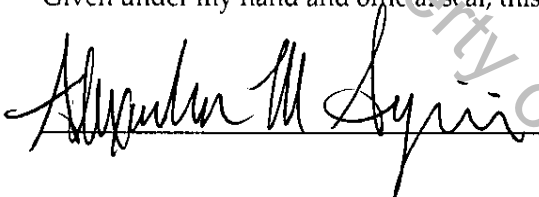
CCRD REVIEW

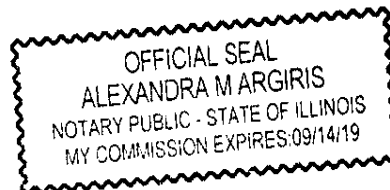
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STATE OF ILLINOIS ss.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that KEVIN MCCALLA and KATHRYN L. MCCALLA, Husband and Wife, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of April, 20 17.

 (Notary Public)



Prepared by:

Kimberly Freeland, Attorney at Law, 618 West Fulton, Chicago, IL 60661

~~Mailed To:~~

FRANK JAFFE
111 WEST WASHINGTON STREET
SUITE 900
CHICAGO, ILLINOIS 60602

Name and Address of Taxpayer:

Andrew Opp and Christina Nicolia
3640 North Bosworth Avenue, Unit 2S
Chicago, Illinois 60613

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

01-May-2017



CHICAGO:

3,431.25

CTA:

1,372.50

TOTAL:

4,803.75

14-20-119-047-1003 | 20170401646887 | 0-004-746-944

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

01-May-2017



COUNTY:

228.75

ILLINOIS:

457.50

TOTAL:

686.25

14-20-119-047-1003

20170401646887

2-063-711-936

Property of Cook County Clerk's Office