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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 03:36 PM PG: 1 OF 5

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Mikel Watras and Ahmet Gulec
1456 N Artesian Ave, #1F
Chicago, IL 60622

mail TO
1 Proper Title, LLC
1/2 180 N. LaSalle Ste. 1920
Chicago, IL 60601

PT17-40465

(The Above Space for Recorder's Use Only)

THE GRANTORS Mikel Watras and Ahmet Gulec, husband and wife, 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 Zach Landua, individually, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-01-214-060-1001

Property Address: 1456 North Artesian Ave, #1F, Chicago, IL 60622

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes subject to the second half of 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

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Dated this 20 day of April, 2017.

Mikel Watras (Seal)
Mikel Watras

Ahmet Gulec (Seal)
Ahmet Gulec

)
MA
STATE OF ILLINOIS

) SS,
COUNTY OF COOK
Middlesex

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mikel Watras and Ahmet Gulec personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 20 day of April, 2017.



Joan M. Farrell
Notary Public

THIS INSTRUMENT PREPARED BY
Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

~~MAIL TO:~~

Ernest L. Rose
11 South Dunton Avenue
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Zachary Landua
1456 North Artesian Ave, #1F
Chicago, IL 60622

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1456 N. ARTESIAN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON OCTOBER 20, 2004 AS DOCUMENT NUMBER 0429412128 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0429412128.

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REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO	2,137.50
	CYA:	855.00
	TOTAL:	2,992.50 *

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

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REAL ESTATE TRANSFER TAX		02-May-2017
COUNTY:		142.50
ILLINOIS:		285.00
TOTAL:		427.50



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