

# UNOFFICIAL COPY

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\*17130190430\*

## WARRANTY DEED ILLINOIS STATUTORY

Doc# 1713019043 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2017 02:21 PM PG: 1 OF 5

Property of Cook County Clerks Office

THE GRANTOR(S), TED A. SMITH, married man\*, of Chicago, Illinois, and TIMOTHY A. RHOTEN, unmarried, of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JUAN A. GONZALEZ JR, a(n) (un)married man, of Chicago, Illinois, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

*SUBJECT TO: (a) General real estate taxes for 2016-2<sup>nd</sup> Installment and subsequent tax years; (b) the Declaration, defined herein; (c) special taxes and assessments for improvements not yet completed; (d) covenants, restrictions, conditions and disclosures of record and encroachments, if any, provided that none of these interfere or prohibit with Grantee's use of the Unit as a residence; (e) applicable zoning and building laws and ordinances; (f) use and occupancy restrictions; (g) the Illinois Condominium Property Act; (h) public, private and utility easements, if any; (i) lies and other matters of title over which the title insurer is willing to insure at no cost to Grantee; and (j) acts done or suffered by Grantee.*

*SUBJECT TO: Declaration of Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document 00144975 and subsequent amendments, if any.*

**\*THIS IS NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 17-15-304-052-1073

Address of Real Estate: 40 EAST 9<sup>TH</sup> STREET UNIT #414 CHICAGO, ILLINOIS 60605

Dated this 24 day of April, 2017

TED A. SMITH

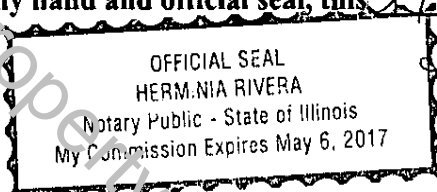
TIMOTHY A. RHOTEN

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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that TED A. SMITH personally known to me, or having presented valid identification, to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of April 2017



Hermenia Rivera  
Notary Public

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that TIMOTHY A. RHOTEN personally known to me, or having presented valid identification, to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of April 2017



Margarita Enriquez  
Notary Public

**Prepared By:**

**Raquel Smith Ortiz**  
Smith Ortiz PC, Attorneys  
4309 W. Fullerton Ave.  
Chicago, Illinois 60639

**Mail To:**

JUAN A. GONZALEZ JR  
40 E 9th ST #414  
CHICAGO, IL 60605

**Name & Address of Taxpayer:**

**Send Subsequent Tax Bills To:**  
JUAN A. GONZALEZ JR  
40 E 9th ST #414  
CHICAGO, IL 60605

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## EXHIBIT "A"

PARCEL 1:

UNIT 414 IN THE BURNHAM PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 28, 2000 AS DOCUMENT NUMBER 00144353.

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Property of Cook County

## REAL ESTATE TRANSFER TAX

28-Apr-2017



**CHICAGO:**

1,380.00

**CTA:**

552.00

**TOTAL:**

1,932.00 \*

17-15-304-052-1073 | 20170401643849 | 1-222-368-960

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

Clerk's Office

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## REAL ESTATE TRANSFER TAX

28-Apr-2017



<b>COUNTY:</b>	92.00
<b>ILLINOIS:</b>	184.00
<b>TOTAL:</b>	276.00

17-15-304-052-1073

| 20170401643849 |

0-544-829-120