

10 of 1
Fidelity National Title
CH17005535
Warranty Deed

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Doc#: 1713108000 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2017 08:54 AM Pg: 1 of 2

Dec ID 20170501652024
ST/CO Stamp 1-580-695-232 ST Tax \$162.00 CO Tax \$81.00
City Stamp 1-015-759-296 City Tax: \$1,701.00

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Ceres Acquisitions, LLC of the Village of Skokie, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Florin Avram of 5143 N. Tripp Ave, Chicago, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** an unmarried man*

SUBJECT TO: General taxes for 2016 & 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;

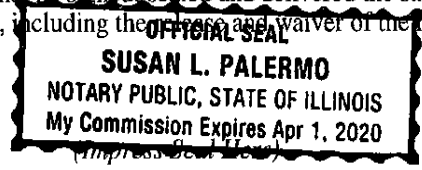
Permanent Real Estate Index Number(s): 11-31-226-035-1001

Address(es) of Real Estate:
6818 N. Ashland, No. 1A, Chicago IL 60626

The date of this deed of conveyance is 04/27/2017.

(SEAL) _____, *Managing Member*

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 THOMAS M. BRETZ, managing member of Ceres Acquisitions, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead should any exist.



Given under my hand and official seal 04/28/2017.

(My Commission Expires 4-1-20)

Notary Public

REAL ESTATE TRANSFER TAX		09-May-2017
CHICAGO:		1,215.00
CTA:		486.00
TOTAL:		1,701.00 *

11-31-226-035-1001 | 20170501652024 | 1-015-759-296
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-May-2017
COUNTY:		81.00
ILLINOIS:		162.00
TOTAL:		243.00

11-31-226-035-1001 | 20170501652024 | 1-580-695-232

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LEGAL DESCRIPTIONS



For the premises commonly known as:


6818 N. Ashland Blvd., No. 1A
Chicago, Illinois 60626

Permanent Index Number: 11-31-226-035-1001

Legal Description:

UNIT NUMBER 1A IN THE KELSEY COURT II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4 IN BLOCK 43 IN ROGERS PARK, BEING A SUBDIVISION OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE, THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 31 AND ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 41 NORTH, RANGER 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603934071, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		24-Apr-2017
		COUNTY: 81.00
		ILLINOIS: 162.00
		TOTAL: 243.00
11-31-226-035-1001	20170401643342	0-775-905-728

REAL ESTATE TRANSFER TAX		24-Apr-2017
		
		CHICAGO: 1,215.00
		CTA: 486.00
		TOTAL: 1,701.00 *
11-31-226-035-1001	20170401643342	1-945-461-1114

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

This instrument was prepared by Stephen Witt Witt & Associates 20 N. Clark Street, Suite 2500 Chicago, IL 60602	Send subsequent tax bills to: Florin Arram 6818 N. Ashland Unit 1A Chicago, IL 60626	Recorder-mail recorded document to: Katrina Barnett 625 N. Michigan Ave Suite 1000 Chicago, IL 60611
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