

# UNOFFICIAL COPY

Doc#: 1713212036 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2017 11:00 AM Pg: 1 of 2

Dec ID 20170501651381  
ST/CO Stamp 0-223-246-016 ST Tax \$259.00 CO Tax \$129.50  
City Stamp 0-699-010-752 City Tax: \$2,719.50

A17-0562 E1

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to LLC**

THE GRANTORS COLTER WARD MENKE and DEBORAH LEIGH HATCH MENKE, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, ~~VALERIE PIERCE~~, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached "Exhibit A"

\* Valerie C. Pierce as Trustee of the Valerie C. Pierce Living Trust dated June 4, 2014

**SUBJECT TO:**

Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2016 taxes and subsequent years; and

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

Permanent Real Estate Index Number(s): 17-123-033-1018  
Address(es) of Real Estate: 4459 N. Beacon Street, Unit 2, Chicago, IL 60640

Dated this 2nd Day of May, 2017

[Signature]  
COLTER WARD MENKE

[Signature]  
DEBORAH LEIGH HATCH MENKE

State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, COLTER WARD MENKE and DEBORAH LEIGH HATCH MENKE, personally known to me 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 2 day of May

[Signature]

(Notary Public) Commission Expires \_\_\_\_\_



This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647  
Mail To: Valerie Pierce, 4459 N. Beacon Street, Unit 2, Chicago, IL 60640  
Send Subsequent Tax Bills to: Valerie Pierce, 4459 N. Beacon Street, Unit 2, Chicago, IL 60640

Wendy Kaleka Gathorn, M'Fallon + Dillon PC  
120 S. LaSalle St, Ste 1335  
Chicago IL 60603

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## Legal Description


UNIT NO. 4459-2, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE EXTERIOR STORAGE LCE-3, A LIMITED COMMON ELEMENT IN BEACON TERRACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 71 AND 72 IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 569.25 FEET THEREOF) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 30, 2003 AS DOCUMENT NUMBER 0330318014 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address:  
4459 N. Beacon Street, #2  
Chicago, IL 60640

Pin: 14-17-123-033-1018

REAL ESTATE TRANSFER TAX		12-May-2017	
		COUNTY:	129.50
		ILLINOIS:	259.00
		<b>TOTAL:</b>	<b>388.50</b>
14-17-123-033-1018		20170501651381	0-223-248-016

REAL ESTATE TRANSFER TAX		12-May-2017	
		CHICAGO:	1,942.50
		CTA:	777.00
		<b>TOTAL:</b>	<b>2,719.50 *</b>
14-17-123-033-1018		20170501651381	0-699-010-752

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