

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)



Doc# 1713504001 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2017 09:20 AM PG: 1 OF 4

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, CAP PROPERTIES, LLC, an Illinois limited liability company, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Kevin Carroll, a single man, the following described real estate:

See Exhibit A attached hereto.

Permanent Real Estate Tax Index Number: 14-32-209-031-0000

Property Commonly Known As: 956 W. Webster, Unit 2, Chicago, Illinois 60614, ~~956 W. Webster~~

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: May 9, 2017

CAP PROPERTIES, LLC
By: Glen Westphal, Managing Member

FIDELITY NATIONAL TITLE SC17009107

24

S
P
S
SCY
INT

REAL ESTATE TRANSFER TAX 11-May-2017



COUNTY: 350.00
ILLINOIS: 700.00
TOTAL: 1,050.00

14-32-209-031-0000 | 20170501652295 | 0-503-726-528

REAL ESTATE TRANSFER TAX 11-May-2017



CHICAGO: 5,250.00
CTA: 2,100.00
TOTAL: 7,350.00 *

14-32-209-031-0000 | 20170501652295 | 0-567-473-856

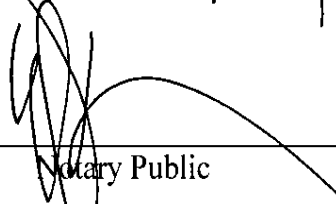
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF Lake)

I, Elliot S. Wiczer, a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that Glen Westphal, a Managing Member of Seller, is 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.

GIVEN under my hand and notarial seal this 9th day of May, 2017.



Notary Public



Mail tax bill to: Kevin Carroll
956 W. Webster, Unit 2
Chicago, IL 60614

Mail recorded deed to: Mari-Kathleen S. Zaraza
Patrick T. Quinn
500 Davis Street, Suite 512
Evanston, IL 60201

Deed prepared by: Elliot S. Wiczer, Esq.
Wiczer & Sheldon, LLC
500 Skokie Blvd., Suite 325
Northbrook, IL 60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC17009107

For APN/Parcel ID(s): 14-32-209-031-0000

For Tax Map ID(s): 14-32-209-031-0000

Parcel 1:

Unit 2 in Webster Place, Inc. Condominium, as delineated on a survey of the following described real estate:

Lot 27 in Sub-Block (1) the South 1/2 of Block 3 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Which survey is attached as Exhibits "A and B" to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds on March 29, 2017 as document no 1708819001 , together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time.

Parcel 2:

The exclusive right to the use of Parking Space 1, a limited common element and a Terrace as to Unit 2, a limited common element and a Balcony as to Unit 2, a limited common element, as delineated on the survey attached as "Exhibit B" to the aforesaid declaration, as amended from time to time.

UNOFFICIAL COPY

STATEMENT OF GRANTOR AND GRANTEE

The Grantor or her Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 9, 2017

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 9th day of May, 2017.

Notary Public: _____

[Handwritten Signature]



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 9, 2017

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 9th day of May 2017.

Notary Public: _____

[Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)