

UNOFFICIAL COPY

Doc#: 1713855086 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2017 11:14 AM Pg: 1 of 2

Dec ID 20170501655748
ST/CO Stamp 0-252-866-240 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-521-895-616 City Tax: \$2,152.50

St 201146-50066
10F381B

WARRANTY DEED

(The Above Space For Recorder's Use Only)

The GRANTORS, Robin E. Wilson and Carl E. Wilson, married to each other, both of 3215 W. Sunnyside Unit 1A, Chicago, IL 60625, for good and valuable consideration in hand paid, warrant and convey to the GRANTEE, Gurney Dolma, of 2511 W. Winnemac, Chicago, IL 60625, the real estate described on Exhibit A, attached hereto and made a part hereof, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to the conditions set forth on Exhibit B attached hereto:

PIN: 13-14-228-038-1002
Common Address: 3215 W. Sunnyside Unit 1A, Chicago, IL 60625

Dated as of the 15 day of April, 2017

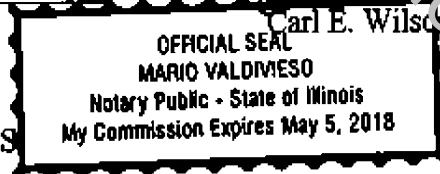
Robin E. Wilson

Carl E. Wilson

State of Illinois

County of Cook

SS



STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robin E. Wilson and Carl E. Wilson, married to each other, 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 they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of April, 2017.

Commission Expires: 05/05/2018

Notary Public




UNOFFICIAL COPY**Exhibit A**

PARCEL 1:
UNIT 1A IN THE 3215 WEST SUNNYSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE SOUTH 665.6 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97240565, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF S-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97240565.

REAL ESTATE TRANSFER TAX		17-May-2017	REAL ESTATE TRANSFER TAX		17-May-2017	
		COUNTY:	102.50		CHICAGO:	1,537.50
		ILLINOIS:	207.00		CTA:	615.00
		TOTAL:	317.50		TOTAL:	2,152.50 *
13-14-228-038-1002	20170501655748	0-252-896-240		13-14-228-038-1002	20170501655748	0-521-895-816

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

Exhibit B**SUBJECT TO:**

- A. Covenants, condition and restrictions of record;
- B. Public and utility easements;
- C. Special governmental taxes or assessments for improvements not yet completed;
- D. Unconfirmed special governmental taxes or assessments;
- E. General taxes for the year 2016 and subsequent years; and
- F. Acts done or suffered by Grantee.

Prepared by:

Madelynn Hausman
77 W. Washington St.
Suite 1119
Chicago, IL 60602

After recording, mail to:

T. Nieklas Tyska
PO Box 398
Hinsdale, IL 60522

Mail tax bill to:

Gurney Dolma
3215 W. Sunnyside Ave, Unit 1A
Chicago, IL 60625