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Doc# 1713812094 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2017 02:10 PM PG: 1 OF 3

#### WARRANTY DEED

FIRST AMERICAN TITLE.
FILE # 3 8 4738/
1/2

Bradley M. Lernau, a single man, 2241 N. Lincoln Ave., Unit 1B, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Jennifer K. Chen, 2241 N. Lincoln Ave., Unit 1B, Chicago, IL 60614 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to vit

See attached legal description

Permanent Real Estate Index Number: 14-33-110-048-1525

Address of Real Estate: 2241 N. Lincoln Ave., Unit 1B, Chicago. IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRAN	17- <b>M</b> ay-2017	
	CHICAGO:	1,668.75
	CTA:	667.50
	TOTAL:	2,336.25 *
14-33-110-048-1025	20170501654583	0-187-236-032

<sup>\*</sup> Total does not include any applicable penalty or interest due.

RFAL EST	ATE 1	TRANSFER	ГАХ	17-May-2017
-ASSE		35 6 5 Mg/	COUNTY:	111.25
	<b>%</b>		ILLINOIS:	222.50
			TOTAL:	333.75
14.33	L110L	n48-1025	20170501654583	1-158-663-872



### **UNOFFICIAL COPY**

Dafed: 5/6, 2017

Bradley M. Bernau

STATE OF (SS)
COUNTY OF (SS)

### **ACKNOWLEDGMENT**

I, the undersigned, a Notary Fublic, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Bradley M. Berneu** 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this day of

1 V lay, 2017

Notary Pub

Official Seal
Teresa L West
Notary Public State of Illinois
Comprises Compression religions 11/20/2020

Prepared By:

Matthew Rich, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Jennifer K. Chen 2241 N. Lincoln Ave. Unit 1B Chicago, IL 60614

## **UNOFFICIAL COPY**

Legal Description of 2241 N. Lincoln, Unit 1B, Chicago, IL

UNIT NUMBER I-1 IN THE LINCOLN PARK TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 31-34, INCLUSIVE IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0420945087; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

