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Doc#: 1714647024 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2017 09:32 AM Pg: 1 of 3

WARRANTY DEED

This document was prepared by:

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Dec ID 20170501652020
ST/CO Stamp 0-152-725-952 ST Tax \$470.00 CO Tax \$235.00
City Stamp 1-130-885-568 City Tax: \$4,935.00

Send subsequent tax bills to:

Karen Yu
1512 S. Halsted Street
Chicago, IL 60607

(The Above Space for Recordors Use Only)

THE GRANTOR(S), **FRED J. MURRAY and LINDA MORALES**, husband and wife, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), **KAREN YU, [REDACTED]**, of 428 Washington Blvd, Unit 1N, Oak Park, IL 60302, the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 17-20-233-030-0000

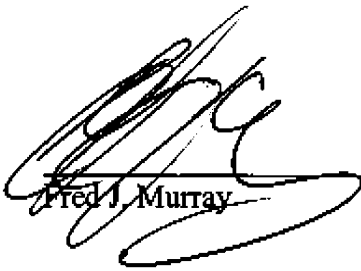
*300146-548465
1 of 2*

COMMONLY KNOWN AS: 1512 S. Halsted Street, Chicago, IL 60607

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantor; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) condominium declaration & bylaws; (vi) general taxes for 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

DATED this 12 day of May, 2017.

STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563


Fred J. Murray

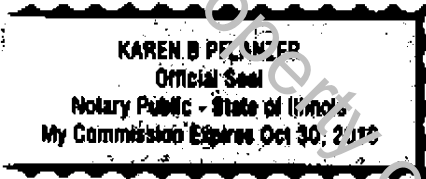

Linda Morales

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **FRED J. MURRAY** 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 own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of May 2017.



11 3 PM
Notary Public

My Commission Expires: Oct. 30, 2019

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **LINDA MORALES** 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 her own free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 12th day of May 2017.




11 3 PM
Notary Public

My Commission Expires: Oct. 30, 2019

After recording mail to:
John Aylesworth
Michael H. Wasserman, P.C.
105 W. Madison Street, Suite 401
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		24-May-2017
	COUNTY:	235.00
	ILLINOIS:	470.00
	TOTAL:	705.00
17-20-233-030-0000		20170501652020 0-152-725-952

REAL ESTATE TRANSFER TAX		18-May-2017
	CHICAGO:	3,525.00
	CTA:	1,410.00
	TOTAL:	4,935.00 *
17-20-233-030-0000		20170501652020 1-130-885-568

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

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 18.05 FEET OF THE SOUTH 67.95 FEET OF LOT 7 IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 18, 2002 AS DOCUMENT 0021409249, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNER'S ASSOCIATION.

PERMANENT INDEX NUMBER: 17-20-233-030-0000

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