

UNOFFICIAL COPY

Doc#: 1715057090 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2017 10:26 AM Pg: 1 of 3

Dec ID 20170501653107
ST/CO Stamp 0-240-631-488 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 1-985-461-952 City Tax: \$11,025.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Garrett J. Smith and Mary M. Smith, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jonathan Watson and Sara Watson husband and wife, of 360 W. Illinois St., Chicago, IL 60654, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

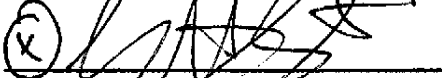
Permanent Index Number(s): 17-09-207-006-1028 and 17-09-207-006-1072

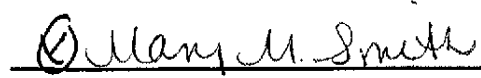
Property Address: 367 W. Superior St., ~~Unit~~ B, Chicago, IL 60654

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; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

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

Dated this 14 day of May, 2017.

 (Seal)
Garrett J. Smith

 (Seal)
Mary M. Smith

17-0582
1/2

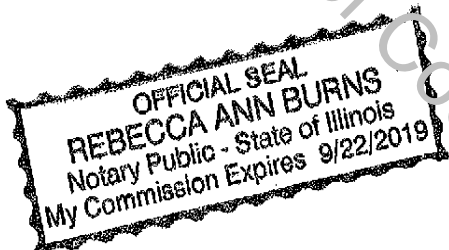
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Garrett J. Smith and Mary M. Smith 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 that they signed, sealed and delivered in the 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 notarial seal, this 14 day of May, 2017.

Rebecca Ann Burns
Notary Public






THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
Russell Syracuse
Syracuse & Syracuse, P.C.
2625 W. Butterfield Rd.
Suite 138-S
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Jonathan Watson
367 W. Superior St., ~~Unit~~ B
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		29-May-2017
	COUNTY:	525.00
	ILLINOIS:	1,050.00
	TOTAL:	1,575.00
17-09-207-006-1028 20170501653107 0-240-631-488		

REAL ESTATE TRANSFER TAX		29-May-2017
	CHICAGO:	7,875.00
	CTA:	3,150.00
	TOTAL:	11,025.00 *
17-09-207-006-1028 20170501653107 1-985-461-952		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

EXHIBIT "A"

Unit 4D and Parking Space 22 in Tuxedo Park Condominium, as delineated on a survey of the following described real estate:

That part of Lots 1 to 16, both inclusive, in Block 15 in Butler Wright and Webster's Addition to Chicago in the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, together with that part of Lots 1 to 4, both inclusive, in Block 8 in the Higgins, Law and Company's Addition to Chicago, a Subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of Lot 1 in Block 14 aforesaid; thence South 89 degrees, 53 minutes, 29 seconds West along said North line 250.81 feet; thence South 00 degrees, 06 minutes 31 seconds East at right angles thereto 74.95 feet; thence North 89 degrees 53 minutes 29 seconds East 174.33 feet; thence South 00 degrees 06 minutes, 31 seconds East at right angles thereto 25.28 feet; thence North 00 degrees, 19 minutes, 31 seconds West along said East line 99.94 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 1 to 16 both inclusive and vacated alley lying South of Lots 1 to 8 and North of Lots 9 to 16 in Butler, Wright and Webster's Addition to Chicago in the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1; thence South 00 degrees 19 minutes 31 seconds East along the East line thereof 84.04 feet; thence South 89 degrees 40 minutes 19 seconds West 106.09 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East 17.50 feet; thence South 90 degrees 00 minutes 00 seconds West 72.0 feet; thence North 00 degrees 00 minutes 00 seconds East 17.50 feet; thence North 90 degrees 00 minutes 00 seconds East 72 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 1 to 16 both inclusive and vacated alley lying South of Lots 1 to 8 and North of Lots 9 to 16 in Block 15 in Butler, Wright and Webster's Addition to Chicago in the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1; thence South 00 degrees 19 minutes 31 seconds East along the East line thereof 116.54 feet; thence South 89 degrees 40 minutes 29 seconds West 106.27 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East 17.50 feet; thence South 90 degrees 00 minutes 00 seconds West 72.0 feet; thence North 00 degrees 00 minutes 00 seconds East 17.50 feet; thence North 90 degrees 00 minutes 00 seconds East 72.0 feet to the point of beginning, in Cook County, Illinois. Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded June 27, 1997, as Document Number 97465251, and as amended from time to time, together with its undivided percentage interest in the common elements in, Cook County, Illinois.

PIN(S): 17-09-207-006-1028 and 17-09-207-006-1072