

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Individual to Individual)**

Doc#. 1715057008 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/30/2017 09:02 AM Pg: 1 of 3

Dec ID 20170501659671  
ST/CO Stamp 1-943-660-992 ST Tax \$457.50 CO Tax \$228.75  
City Stamp 0-446-644-672 City Tax: \$4,803.75

**Mail To:**

David Rotenberg, Esq.  
555 Skokie Blvd.  
Suite 555  
Northbrook, IL 60062

**Send Subsequent Tax Bills To:**

David Colburn  
600 N Fairbanks Ct.  
Unit 2504  
Chicago, IL 60611

RECORDER'S STAMP

2/12 2017-32302 2/12

THE GRANTOR, Annalisa Giustini, a married woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to David D. Colburn as Trustee of the David D. Colburn 2007 Declaration of Trust, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.



Permanent Index Number: 17-10-206-035-1315 (affects Unit 2504)  
17-10-206-035-1231 (affects Unit P9-13)

Property Address: 600 N. Fairbanks Court, Unit 2504, Chicago, Illinois 60611

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

## SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	26-May-2017
 CHICAGO:	3,431.25
CTA:	1,372.50
TOTAL:	4,803.75 *
17-10-206-035-1315   20170501659671   0-446-644-672	

REAL ESTATE TRANSFER TAX	26-May-2017
  COUNTY:	228.75
ILLINOIS:	457.50
TOTAL:	686.25
17-10-206-035-1315   20170501659671   1-943-660-992	

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

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Dated this 17 day of May, 2017.

Annalisa Giustini

Annalisa Giustini

Matthew Bonichi

Matthew Bonichi solely executing to release right of homestead



STATE OF IL  
COUNTY OF Cook )SS

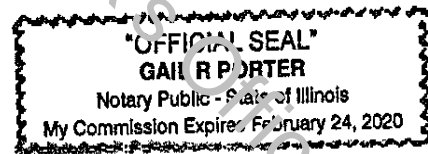
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Annalisa Giustini and Matthew Bonichi are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 17<sup>th</sup> day of May, 2017.

Gail R Porter

Notary Public

My Commission Expires: 2-24-20



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

David Rotenberg, Esq.  
555 Skokie Blvd.  
Suite 555  
Northbrook, IL 60062

**SEND SUBSEQUENT TAX BILLS TO:**

David Colburn  
600 N Fairbanks Ct.  
Unit 2504  
Chicago, IL 60611

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**LEGAL DESCRIPTION:**

UNIT 2504 AND PARKING SPACE P 9-13 IN THE 600 NORTH FAIRBANKS CONDOMINIUM, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1730615045 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**NOTE FOR INFORMATIONAL PURPOSES ONLY:**

Commonly known as: 600 N. Fairbanks Court, Unit 2504, Chicago, IL 60611