

UNOFFICIAL COPY

720911

WARRANTY DEED

This Instrument Prepared by:
James Lowry
77 W. Washington St. Suite 1415
Chicago, IL 60602



Doc# 1715245063 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/01/2017 02:42 PM PG: 1 OF 5

Mail to:
Rich Magnone
8501 W. Higgins Rd 440
Chicago IL 60631

Name and Address of Tax Payer:
Dearborn 545 One LLC
2011 N. Hoyne
Chicago IL 60647

The grantor Teresa Rygielski, a woman married to Mark Rygielski, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to Dearborn 545 One LLC, the following described real estate situated in the County of Cook in the State of Illinois:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$480,000 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

This is not homestead property.

Permanent Index Numbers: 17-~~16~~⁰⁶-201-029-1004

Address of Real Estate: 1843 W. North Ave. Unit 2W Chicago, IL 60622

Dated this 16 Day of May 2017

Teresa Rygielski
Teresa Rygielski

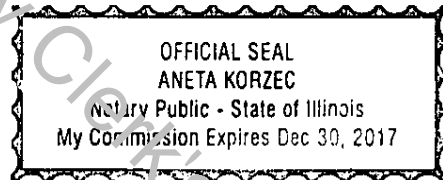
CCRD REVIEW

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Teresa Rygielski, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this date in person, and acknowledged that they signed, sealed and delivered this said instrument as her free and voluntary act, for the uses and Given under my had and official seal, this 16 day of May 2017.

Aneta Korzec
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1:

Unit 2W in the 1843-47 W. North Condominiums as delineated on a survey of the following described property: LOTS 5 AND 6 IN BLOCK 2 IN PICKETT'S SECOND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium recorded as Document No. 0716222035, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use Parking Space G-1 (assigned to Unit 2W), limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0716222035.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

01-Jun-2017

**CHICAGO:**

3,000.00

CTA:

1,200.00

TOTAL:

4,200.00 *

17-06-201-029-1004 | 20170601666081 | 1-817-758-144

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

01-Jun-2017



COUNTY:	200.00
ILLINOIS:	400.00
TOTAL:	600.00

17-06-201-029-1004

| 20170601666081 |

0-903-724-736