

UNOFFICIAL COPY



WARRANTY DEED

This instrument was prepared by:
Mitchell Mancione
The Barclay Law Group, P.C.
111 W. Washington St., Ste. 1520
Chicago, IL 60602

Doc# 1715212023 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/01/2017 09:31 AM PG: 1 OF 3

After recording and for subsequent tax bills
send to:
Deborah Jennett
4312 S. Greenwood, Unit 2N
Chicago, IL 60653

Above Space for Recorder's Use Only

THE GRANTOR, Blanton Canady II, a married man, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT to Deborah Jennett, ^{mm} ~~all~~ ^{a married woman} interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 2N IN THE 4310-4312 GREENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND THE NORTH 8.99 FEET OF LOT 3 IN OTIS SUBDIVISION OF THE SOUTH 2 FEET OF LOT 4 AND LOTS 5 TO 8 IN THE SUBDIVISION OF THE NORTH 3.79 CHAINS OF BLOCK 2 IN THE SUBDIVISION BY EXECUTORS OF E. K. HUBBARD OF THE FIRST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0819039039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0819039039

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements. This is not homestead property.

Permanent Real Estate Index Number(s): 20-02-303-062-1005

Address(es) of Real Estate: 4312 S. Greenwood, Unit 2N, Chicago, IL 60653

grantees address

Dated this 22nd day of May, 2017

Blanton Canady II

State of IL)
County of COOK) SS

SV
P
3
S
SCV
INT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that BLANTON CANADY II, 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, sealed and delivered the said instrument as his 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 official seal, this 22nd day of May, 2017

Commission expires August 23, 2020



NOTARY PUBLIC

2846635

FIRST AMERICAN TITLE
FILE #

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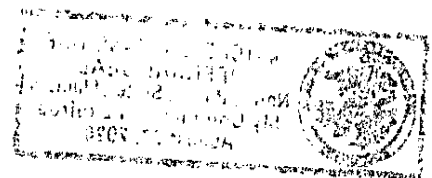
Property of Cook County Clerk's Office

25-May-2017
REAL ESTATE TRANSFER TAX
 CHICAGO: 1,597.50
 CTA: 639.00
 TOTAL: 2,236.50 *
 20-02-303-062-1005 | 20170501659893 | 1-245-866-432

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

25-May-2017
REAL ESTATE TRANSFER TAX
 COUNTY: 106.50
 ILLINOIS: 213.00
 TOTAL: 319.50
 20-02-303-062-1005 | 20170501659893 | 0-867-002-816

ELITE
#317



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 2N IN THE 4310-4312 GREENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND THE NORTH 8.99 FEET OF LOT 3 IN OTIS SUBDIVISION OF THE SOUTH 2 FEET OF LOT 4 AND LOTS 5 TO 8 IN THE SUBDIVISION OF THE NORTH 3.79 CHAINS OF BLOCK 2 IN THE SUBDIVISION BY EXECUTORS OF E. K. HUBBARD OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0819039039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0819039039.

Permanent Index #'s: 20-02-303-062-1005

Property Address: 4312 South Greenwood Avenue Unit 2N, 2N, Chicago, Illinois 60653

Property of Cook County Clerk's Office