

# UNOFFICIAL COPY



Doc# 1715301095 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 03:38 PM PG: 1 OF 4

## WARRANTY DEED ILLINOIS STATUTORY

mail To  
Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PT17-41356

(The Above Space for Recorder's Use Only)

THE GRANTOR, Martin Cherrier, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE

Galli Spinner,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

**Permanent Index Number: 14-17-117-022-1002**

**Property Address: 4530 N. Magnolia Ave. Unit 1S, Chicago, IL 60640**

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements, and general taxes for the 2<sup>nd</sup> Installment of and subsequent years.

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

Dated this 13 day of April, 2017.

\_\_\_\_\_  
Martin Cherrier

S Y  
P 4  
S N  
SC V  
INT [Signature]

211/

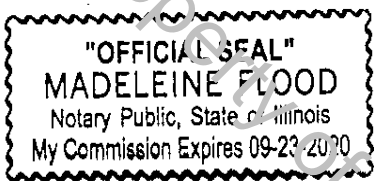
PT17-41356

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STATE OF IL )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Martin Cherrier 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 s/he signed, sealed and delivered in the instrument as a 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 13 day of April, 2017.



Madeleine Flood  
Notary Public

~~MAIL RECORDED DEED TO:~~

Warren E Silver  
Silver Law Office PC  
1700 W Irving Park Rd  
Ste 102  
Chicago IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Galli Spinner  
4530 N. Magnolia Ave. Unit 1S  
Chicago, IL 60640

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1406 W. Chicago Ave., Chicago, IL 60642

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Fogarty & Fugate, LLP  
as an Agent for Fidelity National Title Insurance Company  
1433 W. Huron St., Chicago, IL 60642

Commitment No.: PT17-41356

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
4530 N. Magnolia Ave, Unit 1S  
Chicago, IL 60640  
Cook County

The land referred to in this Commitment is described as follows:

### PARCEL 1:

UNIT 1S IN THE ASHTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 102 IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 98901722, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE GP-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 98901722.

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**REAL ESTATE TRANSFER TAX** 19-May-2017



<b>CHICAGO:</b>	2,606.25
<b>CTA:</b>	1,042.50
<b>TOTAL:</b>	3,648.75 *

14-17-117-022-1002 | 20170501655286 | 0-591-235-520

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

**REAL ESTATE TRANSFER TAX**

18-May-2017



<b>COUNTY:</b>	173.75
<b>ILLINOIS:</b>	347.50
<b>TOTAL:</b>	521.25

14-17-117-022-1002 | 20170501655286 | 0-441-118-400

Property of Cook County Clerk's Office