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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



1715645077

Doc# 1715645077 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2017 01:44 PM PG: 1 OF 2

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1705A4520864
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Property of Clerk's Office

THE GRANTOR, Nick Settineri, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Joshua M. Schneider and Hayle R. Schneider, both of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2 IN THE 1051 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 25.58 FEET OF THE NORTH 115.37 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND, THE WEST 26.64 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13, EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0619834129, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST ON THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE

To have and to hold together forever as Tenants by the Entirety.

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

Permanent Real Estate Index Number(s): 17-17-211-049-1002

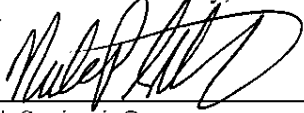
Address of Real Estate: 1051 West Monroe Avenue, Unit 2

Chicago, Illinois 60607

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Dated this 22nd of May, 2017.

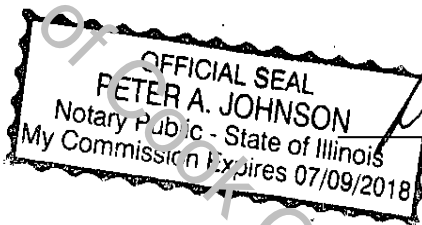
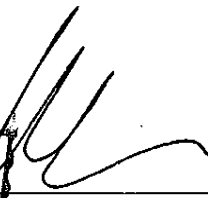


Nick Settineri, Grantor

STATE OF ILLINOIS, COUNTY OF COOK SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nick Settineri, 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 of May, 2017.

(Notary Public)



Prepared By: Johnson and Sullivan, Ltd.
 11 East Hubbard Street, Suite 702
 Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		(1-Jun-2017)
	CHICAGO:	4,212.50
	CTA:	1,725.00
	TOTAL:	6,037.50*

17-17-211-049-1002 | 20170501664603 | 0-218-540-480

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

Mail To:
 Ivan Puljic, Esquire
 Gaines & Puljic, Ltd.
 10 South LaSalle Street
 Suite 3500
 Chicago, Illinois 60603-1024

REAL ESTATE TRANSFER TAX		01-Jun-2017
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50

17-17-211-049-1002 | 20170501664603 | 0-861-553-088

Name & Address of Taxpayer:
 Joshua M. Schneider
 1051 West Monroe Avenue, Unit 2
 Chicago, Illinois 60607