

UNOFFICIAL COPY

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WARRANTY DEED
2017-02186 PT



Doc# 1715849362 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 03:23 PM PG: 1 OF 2

MAIL TO:

Marla Porcelli
812 W. Van Buren Street, Unit 5B
Chicago, IL 60607

NAME & ADDRESS OF TAX PAYER

Marla Porcelli
812 W. Van Buren Street, Unit 5B
Chicago, IL 60607

GRANTOR(S), Jane C. Kim, married to Daniel Tomaszewski, of 942 Ogden Avenue SE, Grand Rapids, MI 49506, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, convey(s) and warrant(s) to the grantee(s), Marla Porcelli of 812 W. Van Buren Street, Chicago, IL 60607, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

Admanned

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

THIS IS NOT HOMESTEAD PROPERTY AS TO DANIEL TOMASZEWSKI

Permanent Index No. (s): 17-17-228-020-1030; 17-17-228-020-1067
Property Address: 812 W. Van Buren Street, Unit 5B, Chicago, IL 60607

SUBJECT TO:

(1) General real estate taxes for the year 2016 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

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

DATED this X 1st day of June, 2017

X *Jane C Kim*
Jane C Kim

STATE OF X Illinois COUNTY OF X Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Jane C. Kim, married to Daniel Tomaszewski, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 1st day of June, 2017

X *[Signature]*
Notary Public

My commission expires X 05.4.21

Mail to:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph ____, Section 4,
Real Estate Transfer Act

Date: _____

Signature: _____

Prepared by:
Anselmo Lindberg Oliver, LLC
1771 W. Diehl Ste 120
Naperville, IL 60563



PREMIER TITLE

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EXHIBIT A


PARCEL 1:

UNIT 5B AND G-21 INCLUSIVE IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90303797 AND FILED AS DOCUMENT LR 3891819, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY".

REAL ESTATE TRANSFER TAX		01-Jun-2017	
		COUNTY:	187.50
		ILLINOIS:	375.00
		TOTAL:	562.50
17-17-228-020-1030		20170501661326 1-019-429-312	

REAL ESTATE TRANSFER TAX		01-Jun-2017	
		CHICAGO:	2,812.50
		CTA:	1,125.00
		TOTAL:	3,937.50 *
17-17-228-020-1030		20170501661326 1-183-631-808	
* Total does not include any applicable penalty or interest due.			