



\*17158120160\*

Doc# 1715812016 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 10:14 AM PG: 1 OF 6

1 of 2

mail TO  
1/2 Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PTM-41710

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

PTM-41710

THE GRANTOR, KENDALL COBB, a married man, owner in FEE SIMPLE of 1305 S. Michigan Avenue, Unit #609 and PS-68, Chicago, Illinois 60605 for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, LAKEISHA KIRKWOOD, a single person, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed; and general real estate taxes not yet due and payable at the time of closing.

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

*Elizabeth Valente*

Elizabeth Valente for the purposes of waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois



STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth Valente, 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 acknowledged that she signed, sealed and delivered the said instrument as her 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 12 day of May, 2017

*Benjamin Garvey*  
(Notary Public)

Permanent Real Estate Index Number(s): 17-22-105-053-1015 & 17-22-105-053-1270

Address(es) of Real Estate: 1305 S. Michigan Avenue, Unit #609 and PS-68, Chicago, Illinois 60605

Dated this 12<sup>th</sup> day of May, 2017

*Kendall Cobb*  
KENDALL COBB

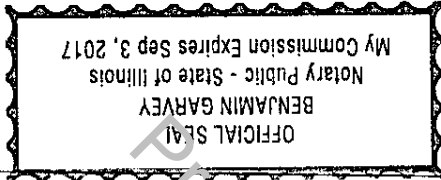
S  
P  
S  
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IND

# UNOFFICIAL COPY

STATE OF IL COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that KENDALL COBB, personally known to me by his duly authorized agent and/or to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 any right of homestead.

Given under my hand and official seal, this 12 day of May, 20 17



*[Handwritten Signature]*

(Notary Public)

**Prepared by:**

Vincent Auricchio, Esq.  
Auricchio Law Offices  
One North LaSalle Street  
Suite 600  
Chicago, IL 60602

**Mailed to:**

LAKEISHA KIRKWOOD  
1305 S. Michigan Avenue  
Unit #609  
Chicago, Illinois 60605

**Name and Address of Taxpayer:**

LAKEISHA KIRKWOOD  
1305 S. Michigan Avenue  
Unit #609  
Chicago, Illinois 60605

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### PARCEL 1:

UNITS 609 AND 6U 68 IN THE LOFTS AT MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3, 4, 5, 6, 7, 8, 9, AND LOT 10 (EXCEPT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF +14.10 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF 23.60 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; AND THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLANE OF +69.98 CITY OF CHICAGO DATUM, IN THE WEST 130 FEET OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENUE LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-15, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603732105, AS AMENDED FROM TIME TO TIME.

### PARCEL 3:

EASEMENT OF THE BENEFIT OF PARCEL 1 CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0322745060. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS

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SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Parcel ID(s): 17-22-105-053-1015, 17-22-105-053-1270

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**REAL ESTATE TRANSFER TAX** 31-May-2017





CHICAGO	2,092.50
CTA:	837.00
<b>TOTAL:</b>	<b>2,929.50 *</b>

17-22-105-053-1015 | 20170501657820 | 1-030-160-832

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

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REAL ESTATE TRANSFER TAX	31-May-2017
	
	
COUNTY:	139.50
ILLINOIS:	279.00
TOTAL:	418.50
17-22-105-053-1015   20170501657820   1-807-708-608	