

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 1716047022 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2017 10:17 AM Pg: 1 of 3

Dec ID 20170601665948
ST/CO Stamp 1-320-203-968 ST Tax \$264.00 CO Tax \$132.00
City Stamp 0-670-800-320 City Tax: \$2,772.00

Return to:

Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
HC-2017-0-1601 1 of 2

THE GRANTORS, **James L. Arpaia, a single person, James A. Arpaia and Kathleen W. Arpaia, husband and wife**, as joint tenants with right of survivorship, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to:**

Colleen Rooney
761 Marston Avenue
Glen Ellyn, Illinois 60137

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: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Act, and if applicable, installments or assessment due after the date of closing.

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: **14-33-123-066-1021**

Address of Real Estate: **2128 N. Hudson Avenue, Unit 203, Chicago, Illinois 60614**

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REAL ESTATE TRANSFER TAX

07-Jun-2017




CHICAGO:	1,980.00
CTA:	792.00
TOTAL:	2,772.00 *

DATED this: 26th day of May, 2017

14-33-123-066-1021 | 20170601665948 | 0-670-800-320

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



 _____ (SEAL)
 JAMES L. ARPAIA

REAL ESTATE TRANSFER TAX

07-Jun-2017



COUNTY:	132.00
ILLINOIS:	264.00
TOTAL:	396.00


 _____ (SEAL)
 JAMES A. ARPAIA

14-33-123-066-1021 | 20170601665948 | 1-320-203-968


 _____ (SEAL)
 KATHLEEN W. ARPAIA

STATE OF ILLINOIS)
) ss
 COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, James L. Arpaia, James A. Arpaia and Kathleen W. Arpaia, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 26th day of May, 2017.



 NOTARY PUBLIC



This instrument was prepared by: Kevin M. Gensler, Esq., 111 E. Jefferson Ave., Suite 200, Naperville, IL 60540

Gregory P. Melnyk, Esq.

 (Name)
Mail To: 1011 Lake Street, Suite 435

 (Address)
Oak Park, Illinois 60301

 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Colleen Rooney

2128 N. Hudson Avenue, Unit 203

Chicago, Illinois 60614

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

UNIT 2128-203 IN THE EAST LINCOLN PARK VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH ½ OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH ½ OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH ½ OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH ½ OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON SEPTEMBER 4, 2003, AS DOCUMENT 0324732145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS SITUATED IN COOK COUNTY, IN THE STATE OF ILLINOIS.