

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1716349349 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2017 01:30 PM Pg: 1 of 3

Dec ID 20170601671300
ST/CO Stamp 1-664-072-128 ST Tax \$287.50 CO Tax \$143.75
City Stamp 1-556-642-240 City Tax: \$3,018.75

After Recording Return To:

Michael Hassemer

100 W Madison St.

#401

Chicago IL 60602

Send Tax Bills To:

Justin Franz

1355 W Argyle St

Chicago IL 60640

Chicago Title
19 NW 616 3505W4 (city) Selmsgen 1062/mo

RECORDER'S STAMP

THE GRANTOR(S), **Jon Oelke**, of 1255 W. Argyle Street, #1B, Chicago, Illinois 60640, married to Elizabeth Heilbronn, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to **Justin Franz** and **James Dalton**, of 1328 W. Winona Ave, #1, Chicago, Illinois 60640, to have and hold forever, as

joint tenants ~~tenants in common~~ ~~tenants by the entirety~~

all of Grantor(')s(') interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: See legal description attached hereto.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *Elizabeth Heilbronn is executing this deed solely to release homestead rights.*

SUBJECT TO: General real estate taxes for the year 2016 (2nd Installment only) and subsequent years; public and utility easements; covenants, conditions and restrictions of record and building lines and easements; condominium declaration and by-laws.

Permanent Index Number(s): 14-08-314-014-1004; 14-08-314-014-1019
Property Address: 1355 W. Argyle Street, #1B, #P3 Chicago, Illinois 60640

DATED this 5 day of June, 2017.

Chicago Title

Jon Oelke

Chicago Title

Elizabeth Heilbronn (Solely To Release Homestead Rights)

me

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Notary Page - Warranty Deed

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

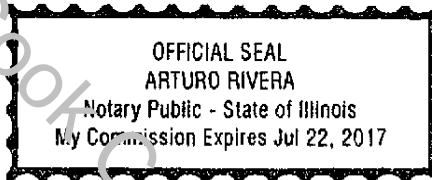
Jon Oelke

is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person(s) signed, sealed and delivered the said instrument as such person(s)' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of June, 2017.

Commission Expires: July 22, 2017


NOTARY PUBLIC



STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Elizabeth Heilbronn

is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person(s) signed, sealed and delivered the said instrument as such person(s)' free and voluntary act, for the uses and purposes therein set forth.

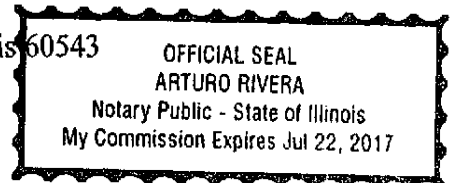
Given under my hand and notarial seal this 5th day of June, 2017.

Commission Expires: July 22, 2017

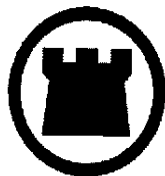

NOTARY PUBLIC

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Prepared by: Thomas J. Suich, Esq., 317 Grape Vine Trail, Oswego, Illinois 60543



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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 17NW6163505WH

For APN/Parcel ID(s): 14-08-314-014-1004 and 14-08-314-014-1019

UNIT NO. 1B AND P3 IN THE ANDERSONVILLE ARBOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 AND THE NORTH 10 FEET OF LOT 3 IN THE RESUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID SOUTH 1/2, 1188.37 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 338 FEET; THENCE SOUTHEASTERLY PARALLEL TO CENTER OF GREEN BAY ROAD, 309 FEET MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 62 RODS AND 0.7 OF A FOOT NORTH OF THE SOUTH LINE OF SAID SECTION (MEASURED ALONG CENTER OF GREEN BAY ROAD); THENCE EAST ALONG SAID PARALLEL LINE 338 FEET, THENCE NORTHWESTERLY IN A DIRECT LINE TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 133 FEET OF SAID TRACT TAKEN FOR ARGYLE STREET), IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0010572572 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

REAL ESTATE TRANSFER TAX

12-Jun-2017



COUNTY: 143.75
ILLINOIS: 287.50
TOTAL: 431.25

14-08-314-014-1004 | 20170601671300 | 1-664-072-128

REAL ESTATE TRANSFER TAX

12-Jun-2017



CHICAGO: 2,156.25
CTA: 862.50
TOTAL: 3,018.75 *

14-08-314-014-1004 | 20170601671300 | 1-556-642-240

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