



1716312006D

Doc# 1716312006 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2017 10:13 AM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2854240 1/2

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, NANCY J ANDERSON, an unmarried woman, of the City of NAPLES, County of , State of Florida for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ALISON BOAN, a single woman of Chicago, Illinois, of the County of Cook, 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 unconfirmed, condominium declaration and bylaws, if any, and general real estate taxes not 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.

Permanent Real Estate Index Number(s): 17-03-202-072-1013
Address(es) of Real Estate: 33 E. CEDAR ST. #4E, CHICAGO, IL 60611

Dated this 12th day of MAY, 20 17

Nancy J Anderson
NANCY J ANDERSON

REAL ESTATE TRANSFER TAX	05-Jun-2017
CHICAGO:	1,612.50
CTA:	645.00
TOTAL:	2,257.50 *

17-03-202-072-1013 | 20170501649634 | 0-145-254-848

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

REAL ESTATE TRANSFER TAX	05-Jun-2017
COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

17-03-202-072-1013 | 20170501649634 | 1-181-739-456

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FLORIDA COLLIER
STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NANCY J ANDERSON personally known to me to be the same person whose name 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 12th day of May, 20 17.



Jerilyn Neuhaus (Notary Public)

Prepared by:
Law Offices of Jonathan M. Aven, Ltd.
180 N. Michigan Ave., Suite 2105
Chicago, IL 60601

Mail to:
EDUARDO J. GIL
THE GIL LAW GROUP
605 N. BROADWAY
AURORA, IL 60505

Name and Address of Taxpayer:
ALISON BOAN
33 E. CEDAR ST. #4E
CHICAGO, IL 60611

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NO. 4-E IN THE 33 EAST CEDAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST PART OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

PARCEL 2:

THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 444.75 FEET, OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96160725, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-03-202-072-1013

Property Address: 33 East Cedar St, Unit 4E, Chicago, Illinois 60611

Property of Cook County Clerk's Office