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WARRANTY DEED

Doc#: 1716549346 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2017 01:27 PM Pg: 1 of 2

Dec ID 20170501665184
ST/CO Stamp 1-016-388-032 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-464-705-984 City Tax: \$3,412.50

MAIL TO:

Mr. Patrick J. Mayerbock
Attorney at Law *5791 N. Elston Ave*
~~4801 West Peterson Avenue, #3065~~
Chicago, IL ~~60630~~ *60646*

NAME & ADDRESS OF TAXPAYER:

Jennifer Scappetone
1200 West Sherman Avenue, #2E
Chicago, IL 60042

THE GRANTOR, ELIZABETH MCMANUS, married to Elmer Quiles, of the City of Evanston, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JENNIFER SCAPPETONE, 1735 West Berwyn, Floor 2, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2-E AND P-22, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE BREAKERS CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 21, 2002, AS DOCUMENT NUMBER 0021153044, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0021153043, IN COOK COUNTY, ILLINOIS.

P.I.N.: 11-29-315-024-1012 and 11-29-315-024-1053

Subject to: General real estate taxes not due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium,

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

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW015-2162916 lot 2 BS

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DATED this 8th day of June, 2017.

Elizabeth McManus

(SEAL)

Elizabeth McManus

Elmer Quiles

(SEAL)

Elmer Quiles

Elmer Quiles has signed this document for the sole purpose of waiving his homestead rights.

State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth McMansu, married to Elmer Quiles, and Elmer Quiles,

personally known to me to be the same people 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 8th day of June, 2017.

Michael Samuels
Notary Public

This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015.

Address of Property:
1200 West Sherwin Avenue, #2E
Chicago, IL 60626

| REAL ESTATE TRANSFER TAX | 14-Jun-2017 |
|--------------------------|-------------------|
| CHICAGO: | 2,437.50 |
| CTA: | 975.00 |
| TOTAL: | 3,412.50 * |

11-29-315-024-1012 | 20170501665184 | 0-464-705-984

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

| REAL ESTATE TRANSFER TAX | 14-Jun-2017 |
|--------------------------|---------------|
| COUNTY: | 162.50 |
| ILLINOIS: | 325.00 |
| TOTAL: | 487.50 |

11-29-315-024-1012 | 20170501665184 | 1-016-388-032