

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

Individual

721795 1/2



Doc# 1716629045 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2017 12:45 PM PG: 1 OF 4

x not
Sincerely
Married

x

THE GRANTOR, SCOTT W. GARA, ^{adivorced man} of the City of CHICAGO 60661 Illinois, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEYS and WARRANTS to SOPHIA FALMAGNE AND ZACHARY RICHARD, whose address is 654 W. WELLINGTON ST, #1, Chicago, IL 60657, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED *x AS Joint Tenants*

ADDRESS OF PROPERTY: 728 W. JACKSON BLVD, UNIT 107, Chicago, IL 60661

PROPERTY INDEX NUMBER: 17-16-110-025-1279, 17-16-110-025-1363 & 17-16-110-025-1446

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED 5/16, 2017.

Scott W. Gara
SCOTT W. GARA

ARIZONA

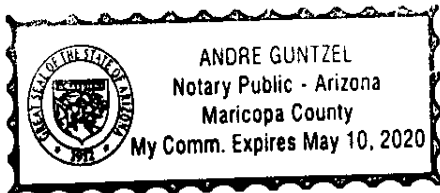
MARICOPA

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that SCOTT W. GARA, personally known to me to be the same person whose name subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 16 day of MAY 2017.

Andre Guntzel
Notary Public



Mail To: Sophia Falmagne
Zachary Richard
728 W. Jackson Blvd, Unit 107
Chicago IL. 60661

PA

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EXHIBIT A

UNIT 107 IN HABERDASHER SQUARE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE AFORESAID PROPERTY ON ADJOINING PROPERTY TO MAINTAIN CAISSONS AS CREATED BY GRANTS RECORDED AS DOCUMENT NUMBERS 14340051 AND 14350991 WHICH SURVEY IS ATTACHED AS EXHIBIT HAM TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95892605, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

UNIT C-8 IN HABERDASHER SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO AND PARTS OF LOTS IN THE SUBDIVISION OF BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE AFORESAID PROPERTY ON ADJOINING PROPERTY TO MAINTAIN CAISSONS AS CREATED BY GRANTS RECORDED AS DOCUMENT NUMBERS 14340051 AND 14350991, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95-892605, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proprietary
Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

09-Jun-2017

**CHICAGO:**

4,275.00

CTA:

1,710.00

TOTAL:

5,985.00 *

17-16-110-025-1279 | 20170601670778 | 1-782-641-088

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

09-Jun-2017



COUNTY:	285.00
ILLINOIS:	570.00
TOTAL:	855.00

17-16-110-025-1279

| 20170601670778 |

1-203-792-320