

UNOFFICIAL COPY

WARRANTY DEED

Individual to Individual



Doc# 1716629031 Fee \$60.00

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

KAREN R. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2017 12:01 PM PG: 1 OF 1

THE GRANTOR, Roxanne Nava-Hernandez, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Derrick Coughlin, an unmarried man of Chicago, State of Illinois, the following described Real Estate:

Parcel 1: Unit A in 1314 W. Grenshaw Condominium as delineated on a survey of the following described parcel of real estate: Lot 43 in Block 2 in the Subdivision of Outlot 47 in Canal Trustee's Subdivision of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded as document 0010699559, together with said units undivided percentage interest in the common elements.

Parcel 2: The Exclusive right to the use of Parking Space No. P-1, a limited common element as set forth in the said Declaration of Condominium

COMMONLY KNOWN AS: 1314 W Grenshaw, Unit A, Chicago, IL 60607

PIN: 17-17-329-068-1001

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; building lines; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2016 and subsequent years.

DATED this 14 day of June, 2017

REAL ESTATE TRANSFER TAX

15-Jun-2017



CHICAGO:	2,025.00
CO:	810.00
TOTAL:	2,835.00*

17-17-329-068-1001 | 20170501664739 | 1-232-292-288

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

Roxanne Nava Hernandez
By: Roxanne Nava-Hernandez

STATE OF ILLINOIS)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Roxanne Nava-Hernandez, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 14 day of June, 2017.

[Signature]
NOTARY PUBLIC



Prepared by: Vince Pine, Trout Downing, 134 N. LaSalle Street, Suite 1840, Chicago IL 60602

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

The Law Offices of Scott B. Erdman, P.C.
8 S. Michigan Avenue, Suite 3500
Chicago, IL 60603

Derrick Coughlin
1314 W. Grenshaw, Unit A
Chicago, IL 60607

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX

15-Jun-2017



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

17-17-329-068-1001 | 20170501664739 | 1-170-983-360

CCRD REVIEW _____

AP 1704 331 102

MAIL TO: Near North National Title, 222 N. LaSalle