

151

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Doc#: 1716757018 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2017 11:19 AM Pg: 1 of 3

Dec ID 20170601669171
ST/CO Stamp 1-207-581-120
City Stamp 0-469-383-616

WARRANTY DEED

(ILLINOIS)

17-303403 NPT

The Above Space for Recorder's Use Only

Chase R. Michalek, married to Kathleen M. Hoogland, n/k/a Kathleen H. Michalek, of the City of Chicago, County of Cook, State of Illinois, GRANTORS, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Mustang Partners LLC, an Illinois limited liability company, of 2314 N. Lakewood, Chicago, Illinois, GRANTEE, all of Grantors' right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 2314 IN LAKEWOOD COMMONS CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

ALL OF LOTS 1 AND 2, A PART OF LOT 3 AND A PART OF LOTS 31 TO 49, BOTH INCLUSIVE, AND THAT PART OF THE EAST AND WEST 16 FOOT ALLEY LYING SOUTH OF AN ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 49, IN BLOCK 3 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 1985 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 85317473 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 14-32-105-016-1008

Address(es) of Real Estate 2314 N. Lakewood Avenue, Chicago, Illinois 60614

EXEMPT UNDER THE PROVISIONS OF
35 ILCS SECTION 200/31-45,
PARAGRAPH (e)

REAL ESTATE TRANSFER TAX ACT

Rebecca K. Michalek 5/25/17
ATTORNEY DATE

UNOFFICIAL COPY

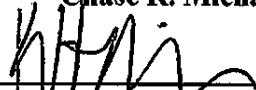
SUBJECT TO: General Taxes for 2016 and subsequent years; covenants, conditions and restrictions and easements of record, if any.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

DATED this 25 day of May, 2017.



Chase R. Michalek

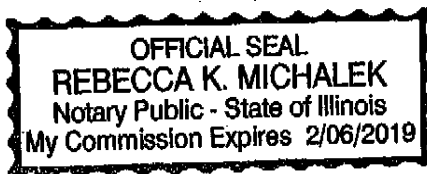
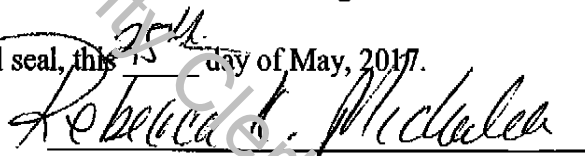


Kathleen M. Hoogland, n/k/a Kathleen H. Michalek

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 **Chase R. Michalek** and **Kathleen M. Hoogland, n/k/a Kathleen H. Michalek**, his wife, are personally known to me to be the same persons 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 25th day of May, 2017.







Notary Public

My Commission expires 2/6, 2019

THIS INSTRUMENT PREPARED BY:
 Rebecca K. Michalek
 Benjamin, Gussin & Associates
 801 Skokie Boulevard, Suite 100
 Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
 Mustang Partners LLC
 277 Hibbard Road
 Winnetka, Illinois 60093

REAL ESTATE TRANSFER TAX		16-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-32-105-016-1008 20170601669171 1-207-581-120		

REAL ESTATE TRANSFER TAX		16-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-105-016-1008 20170601669171 0-469-383-616		
* Total does not include any applicable penalty or interest due.		

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STATEMENT BY GRANTOR AND GRANTEE

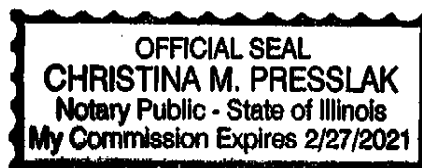
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 25, 2017.

Signature: Rebecca K. M. Chalch
Grantor or Agent

SUBSCRIBED AND SWORN to before me
this 25th day of May, 2017.

Christina M. Presslak
NOTARY PUBLIC



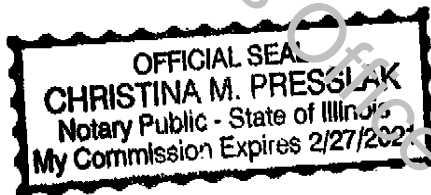
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 25, 2017

Signature: Rebecca K. M. Chalch
Grantee or Agent

SUBSCRIBED AND SWORN to before me
this 25th day of May, 2017.

Christina M. Presslak
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)