

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1717149257 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/20/2017 11:14 AM Pg: 1 of 2

Dec ID 20170601670936  
ST/CO Stamp 1-676-317-120 ST Tax \$425.00 CO Tax \$212.50  
City Stamp 1-718-044-096 City Tax: \$4,462.50

### Joint Tenancy With Rights of Survivorship

The Grantor, **MIXTER PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and no/100's

(\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **SCOTT HELLER and ELIZABETH FREEMAN**, 2142 N OAKLEY #1, Chicago, Illinois, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *\*both single*

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN# 17-06-235-129-1005

ADDRESS OF PROPERTY: 1232 N. Milwaukee #3, Chicago, Illinois ~~60616~~ *60622*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises in **JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP** forever.

Dated this 15<sup>th</sup> day of June, 2017.

*Matthew Mixer*  
**MATTHEW MIXTER, MANAGER OF MIXTER PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY**

State of Illinois, County of Cook, SS, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **MATTHEW MIXTER, MANAGER OF MIXTER PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 15<sup>th</sup> day of June, 2017.

*Christine A. Hall*  
Notary Public

FD-17-08007 1 of 2  
*JTB*



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## LEGAL DESCRIPTION

### Parcel 1:

Unit 1232-3, in the 1232-40 North Milwaukee Condominium as Delineated on a survey of the following described land: Parts of Lots 18, 19, 20, and 21 in J.P. Fish's Subdivision of Lots 1 and 2 in Assessor's division of unsubdivided land in the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as "Exhibit A" to the Declaration of Condominium recorded as Instrument Number 0633215083, Amendment and Restatement recorded as Instrument Number 0710815090, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### Parcel 2:

Exclusive right to the use of Parking Space P-3, a Limited Common Element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: GENERAL TAXES FOR 2016 AND SUBSEQUENT YEARS; EASMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

This instrument was prepared by:


Thomas F. Meyer  
33 N. Waukegan Rd., Suite 105  
Lake Bluff, IL 60044

Send Subsequent Tax Bills To:



Scott Heller and Liz Freeman  
1232 N. Milwaukee #3  
Chicago, IL ~~60616~~ 60622

MAIL TO:

Eryk Folmer  
220 N. LaSalle  
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		20-Jun-2017
	CHICAGO:	3,187.50
	CTA:	1,275.00
	TOTAL:	4,462.50 *
17-06-235-129-1005   20170601670936   1-718-044-096		

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

REAL ESTATE TRANSFER TAX		20-Jun-2017
	COUNTY:	212.50
	ILLINOIS:	425.00
	TOTAL:	637.50
17-06-235-129-1005   20170601670936   1-676-317-120		