

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED IN TRUST

Doc#: 1717939066 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2017 10:37 AM Pg: 1 of 2

Dec ID 20170601680286  
ST/CO Stamp 0-710-747-584 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 0-002-527-680 City Tax: \$4,567.50

THIS INDENTURE WITNESSTH, That the grantor(s), Tracy A. Berger (NKA Tracy A. Christensen, married to Gene M. Christensen) of the City of Elk Grove Village, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrants unto Nicholas Romero and Abigail Cape as Joint Tenants with Right of Survivorship, whose address is 445 Illinois, 4301, Cook, Chicago, IL, 60611, the following described Real Estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT NO. 2 IN 1024 SOUTH MAY STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 23 IN MACALESTER'S SUBDIVISION IN THE SOUTHEAST 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 EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1010516042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1010516042.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years. "Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein."

Permanent Real Estate Index Number(s): 17174260721003

Address of Real Estate: 1024 S May St Unit 2, Chicago, IL, 60607

In Witness Whereof, the grantor(s) aforesaid have hereunto set \_\_\_\_\_ hand(s) and seal(s) this 21<sup>st</sup> day of June, 2017.

Tracy A. Berger (NKA Tracy A. Christensen)  
Tracy A Berger

Chicago Title (L) CMM 17PSA340019LP 1 OF 2

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Gene M. Christensen

Gene M. Christensen, for the purposes of waiving homestead rights

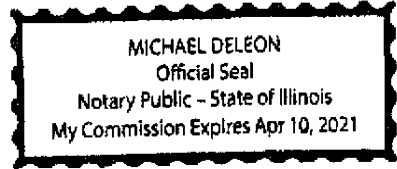
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tracy A Berger and Gene M. Christensen are personally known to me to be the person(s) whose name(s) 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 26th day of June, 2017

[Signature]  
(Notary Public)

Prepared By:  
Emily Kresse, 1427 N Leavitt, Unit 3, Chicago, 60622



Mail To:  
Nicholas Romero and Abigail Cape  
1024 S May St, Unit 2, Chicago, IL 60607

Name and Address of Taxpayer:  
Nicholas Romero and Abigail Cape  
1024 S May St Unit 2, Chicago, IL, 60607

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