

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTORS,
Stephen Waldon and
Amy Waldon,
husband and wife,
1/2 1782055
of the City of Chicago, County of Cook,
State of Illinois,

Doc# 1718613050 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 12:00 PM PG: 1 OF 3

For and in consideration of the sum of
TEN DOLLARS and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to

Adnan J. Almaney, Trustee of the Adnan J. Almaney Trust dated February 19, 2002 and
Kathleen M. Almaney, Trustee of the Kathleen M. Almaney Trust dated February 19, 2002, each
as to an undivided one-half interest.
2450 Sycamore Path
St. Joseph, MI 49085

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 19A IN THE 1000 LAKE SHORE PLAZA CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THAT
PART OF LOT A DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH ON
THE SOUTHEAST CORNER THEREOF; THENCE WEST PERPENDICULARLY TO SAID
EAST LINE, 114.58 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A
LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE
SOUTH PORTION OF SAID LOT A; THENCE NORTH ALONG SAID PARALLEL LINE
AND SAID LINE EXTENDED 24.605 FEET; THENCE WEST ALONG A LINE DRAWN
PERPENDICULARLY TO THE EAST LINE OF SAID LOT 55.52 FEET, MORE OR LESS,
TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE
SOUTH ALONG SAID WEST LINE 7.95 FEET, MORE OR LESS, TO THE CORNER OF
THE NORTH PORTION OF SAID LOT; THENCE EAST 32.99 FEET ALONG THE SOUTH
LINE OF THE NORTH PORTION OF SAID LOT; TO A POINT ON THE WEST LINE OF
THE SOUTH PORTION OF SAID LOT; THENCE SOUTH ALONG WEST LINE TO THE
SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID
LOT TO THE POINT OF BEGINNING; SAID LOT A BEING A CONSOLIDATION OF
LOTS 1 AND 2 IN BLOCK 2, POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO
CHICAGO IN THE NORTH 1/2 OF BLOCK 7 AND PART OF LOT 21 IN COLLIN'S
SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION
OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

COOK COUNTY
RECORDER OF DEEDS
KAREN A. YARBROUGH
7/5/17

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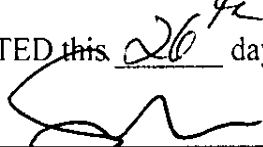
ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23675015; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

STREET ADDRESS: 1000 N. Lake Shore ^{PLAZA} Dr., Unit 19A, Chicago, IL ⁶⁰⁶¹¹ ~~60604~~
 PERMANENT TAX INDEX NUMBER: 17-03-204-064-1041

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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 as forever.

DATED this 26th day of June, 2017.



 Stephen Waldon



 Amy Waldon

Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

29-Jun-2017



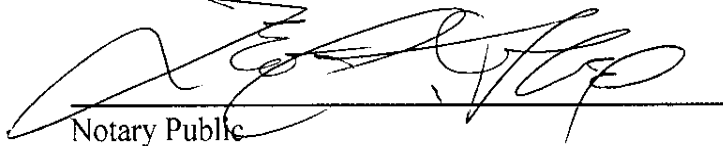
CHICAGO:	7,500.00
CTA:	3,000.00
TOTAL:	10,500.00 *

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

17-03-204-064-1041 | 20170601679387 | 2-059-568-576
 SS. * Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Stephen Waldon and Amy Waldon, personally known to me to be the same people 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 26th day of June, 2017.



 Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: _____

This instrument prepared by:

Leo G. Aubel
 Howard & Howard Attorneys PLLC
 200 S. Michigan Ave., Suite 1100
 Chicago, IL 60604-2461

REAL ESTATE TRANSFER TAX

30-Jun-2017



COUNTY:	500.00
ILLINOIS:	1,000.00
TOTAL:	1,500.00

17-03-204-064-1041 | 20170601679387 | 1-842-415-040

Send subsequent tax bills to:

Adnan J. Almaney, Trustee of the Adnan J. Almaney Trust dated February 19, 2002
 1000 N. Lake Shore Dr., Unit 19A
 Chicago, IL 60604

Mail to:

Mary Callow
 2300 Cabot Dr., Ste. 500
 Lisle, IL 60532

OR RECORDER'S OFFICE BOX NO. _____