

# UNOFFICIAL COPY

WARRANTY DEED  
Illinois Statutory  
(Individual to Individual)

**AFTER RECORDING MAIL TO:**

JOHN J. BUTERA, LTD  
1033 W. GOLF RD.  
HOFFMAN ESTATES, IL 60169

**SEND SUBSEQUENT TAX BILLS TO:**

JOHN BUTERA  
1033 W. GOLF RD.  
HOFFMAN ESTATES, IL 60169



Doc# 1719106093 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2017 12:01 PM PG: 1 OF 3

Above Space for recorder's use only

THE GRANTOR; **Andrew Waite**, a single person, of W239N3798 River Birch Ct., Pewaukee, WI, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to:

John Butera, a married person  
of 1033 Golf Rd., Hoffman Estates, Illinois

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

**PLEASE SEE ATTACHED "EXHIBIT A"**

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 forever. THIS IS NOT A HOMESTEAD PROPERTY.

SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 14-28-104-090-1031

Address of Real Estate: 754 W. California Ter., Unit 1, Chicago, IL 60657

Dated this 13 day of June, 2017

Andrew Waite  
Andrew Waite

REAL ESTATE TRANSFER TAX

10-Jul-2017



COUNTY: 182.50  
ILLINOIS: 365.00  
TOTAL: 547.50

14-28-104-090-1031

20170601673331 | 1-314-153-920

REAL ESTATE TRANSFER TAX

10-Jul-2017



CHICAGO: 2,737.50  
CTA: 1,095.00  
TOTAL: 3,832.50 \*

14-28-104-090-1031 | 20170601673331 | 2-073-590-208

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

CCRD REVIEW R

108 / Cook 52-  
TT 17-22824

Property of Cook County Recorder's Office

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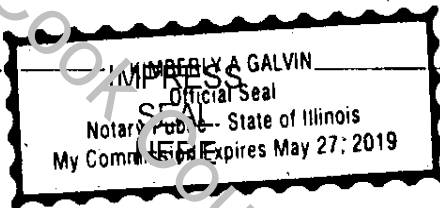
STATE OF ILLINOIS )  
 ) SS.:  
COUNTY OF COOK )

I, Kimberly A Galvin the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Waite, 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 they signed, sealed and delivered the said instrument as a 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 13 day of June, 2017

My commission expires on May 27, 2019

Kimberly A Galvin  
NOTARY PUBLIC




**This instrument was prepared by:**

Ashen | Faulkner,  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

Property of Cook County Clerk's Office

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 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A (Continued)</b>	COMMITMENT NUMBER <b>tt17-22824</b>

**EXHIBIT A**

UNIT NO. 754-1 IN VICTORIAN LANE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE SUBDIVISION OF THE NORTH 93.4 FEET OF THE WEST 506.8 FEET (EXCEPT THAT PART TAKEN FOR HALSTED STREET) OF LOT 2 OF BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO SUB-LOT 1 IN THE SUBDIVISION OF LOT 21 IN OAK GROVE ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 77 FEET 4-3/16 INCHES OF SAID LOT 21) TOGETHER WITH THE PRIVATE STREET KNOWN AS CALIFORNIA TERRACE, IN COOK COUNTY, ILLINOIS;  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24879193, AS AMENDED BY DOCUMENT 24931047, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

14-28-104-090-1031

754 W. CALIFORNIA TERRACE, UNIT 1, CHICAGO, IL 60657