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Doc#: 1719247039 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2017 09:25 AM Pg: 1 of 2

WARRANTY DEED Illinois Statutory

Dec ID 20170701684630
ST/CO Stamp 1-201-644-992 ST Tax \$440.00 CO Tax \$220.00
City Stamp 0-470-776-256 City Tax: \$4,620.00

Mail to:

The Emulsion Law Firm
2155 W. Roscoe St.
Ste. 1 - South
Chicago, IL 60618

Name and Address of

Taxpayer(s):

Charlie Hansen
2502 W. Thomas St.
Unit 1
Chicago, Illinois 60622

RECORDER'S STAMP

The GRANTOR, Chanda Rice, a single woman, of 2502 W. Thomas Street, Unit 1, Chicago, Illinois 60622, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Charlie Hansen, a(n) ~~warranted~~ man of 765 W. Adams Street, Chicago, Illinois 60661:

(Strike Inapplicable)

- a) In Fee Simple Absolute.
- ~~b) As Tenants in Common.~~
- ~~c) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~d) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, as Husband and Wife.~~

all interest in the following described land in the County of Cook, State of Illinois, to wit:

UNIT 1 IN 2502 WEST THOMAS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 84 IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ONE SQUARE ACRE IN THE NORTHEAST CORNER OF ONE SQUARE ACRE IN THE NORTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2004 AS DOCUMENT NUMBER 0412532091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.Ns.: 16-01-406-052-1001

C/K/A: 2502 W. Thomas St., Unit 1, Chicago, Illinois 60622

FIDELITY NATIONAL TITLE CH 1701-4070

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Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate; and any general real estate taxes not due and payable at the time of the closing.

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.

Chanda Rice

State of ILLINOIS
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Chanda Rice, personally known to me to be the same person 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 her free and voluntary act, for the uses and purposes therein set forth, including the released and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of July, 2017.

Notary Public

[Seal]

My Commission Expires March 26, 2021.



Prepared By:
Christopher A. Harris, Esq.
Shield Law Firm, LLC
3047 N. Lincoln Ave., Ste. 400
Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		05-Jul-2017
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
16-01-406-052-1001 20170701684630 1-201-644-992		

REAL ESTATE TRANSFER TAX		05-Jul-2017
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00 *
16-01-406-052-1001 20170701684630 0-470-776-256		

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