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WARRANTY DEED
ILLINOIS STATUTORY

INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 2852092

1/2

FATIC No.: 2852092



Doc# 1719310084 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2017 02:50 PM PG: 1 OF 3

THE GRANTOR(S) **AMY HINZE-PIFER** and **REBECCA HINZE-PIFER**, married to each other, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **JO ANN TAYLOR**, CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **20-11-308-062-1028**

Address(es) of Real Estate: **5200 SOUTH ELLIS AVENUE, UNIT 217**
CHICAGO, ILLINOIS 60615

Dated this 22nd day of June, 20 17

AMY HINZE-PIFER

REBECCA HINZE-PIFER

REAL ESTATE TRANSFER TAX	11-Jul-2017
	CHICAGO: 1,342.50
	CTA: 537.00
	TOTAL: 1,879.50 *

20-11-308-062-1028 | 20170701686867 | 1-810-642-368

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

REAL ESTATE TRANSFER TAX	11-Jul-2017
	COUNTY: 89.50
	ILLINOIS: 179.00
	TOTAL: 268.50

20-11-308-062-1028 | 20170701686867 | 0-213-046-720



First American
Title Insurance Company

Warranty Deed - Individual

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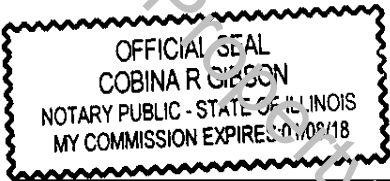
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STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **AMY HINZE-PIFER**, 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 she signed, sealed and delivered the said instrument as her 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 22nd day of June, 2017.



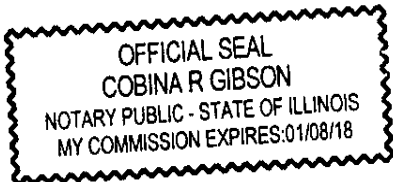
Cobina R. Gibson
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **REBECCA HINZE-PIFER**, 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 she signed, sealed and delivered the said instrument as her 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 22nd day of June, 2017.



Cobina R. Gibson
Notary Public

Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602

Mail to:

Jo Ann Taylor
5200 S. Ellis Ave Unit 217
Chicago, IL 60615
Name and Address of Taxpayer.

Jo Ann Taylor
5200 S. Ellis Ave, Unit 217
Chicago, IL 60615



First American
Title Insurance Company

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 217 IN THE RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN RENAISSANCE PLACE HYDE PARK RESUBDIVISION BEING A SUBDIVISION IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00099447, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE 61C, WHICH PARKING SPACE IS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR COMMON USE AND ENJOYMENT AND INGRESS AND EGRESS AS SET FORTH IN THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR RENAISSANCE PLACE AT HYDE PARK.

