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WARRANTY DEED



Doc# 1719429008 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2017 10:10 AM PG: 1 OF 2

170280302063

THE GRANTORS, DAWN A. GARRETT, a single woman, and LAUREN C. GARRETT, a married woman, by KRISTAN JAKUBCO as attorney in fact, of the Cities of Putnam and Northborough in the States of Connecticut and Massachusetts for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to ROBERT HUSA, Individually, on, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. THIS IS NOT HOMESTEAD PROPERTY FOR THE SPOUSE OF LAUREN C. GARRETT.

Permanent Real Estate Index Number: 11-31-120-063-1003

Address of Real Estate: 2044 W. FARWELL AVE., UNIT 3E, CHICAGO, IL 60645

DATED this 21 day of JUNE, 2017.

Dawn A. Garrett
Kristan Jakubco as attorney in fact
DAWN A. GARRETT, by Kristan Jakubco, as attorney in fact

Lauren C. Garrett
Kristan Jakubco as attorney in fact
LAUREN C. GARRETT, by Kristan Jakubco, as attorney in fact

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KRISTAN JAKUBCO, as attorney in fact for DAWN A. GARRETT and LAUREN C. GARRETT 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 21ST day of JUNE, 2017.



P. Jerome Jakubco
NOTARY PUBLIC

This Instrument was prepared by: JAKUBCO RICHARDS & JAKUBCO P.C., 2224 W. Irving Park Road, Chicago, IL 60618.

MAIL TO:
SARA E. SUMNER
1617 N. Hoane
Chicago, IL 60649

SEND SUBSEQUENT TAX BILLS TO:
Robert Huse
2044 W. Farwell
Chicago, IL 60645

SSPS
INT

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LEGAL DESCRIPTION RIDER

Permanent Index Number:

Property ID: 11-31-120-063-1003

Property Address:2044 W. Farwell Ave. Unit 3E
Chicago, IL 60645**Legal Description:****PARCEL 1:**

UNIT NUMBER 3E IN 2044-48 W. FARWELL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 75 FEET OF THE WEST 360 FEET OF LOTS 1, 2 AND 3 TAKEN AS A TRACT, EXCEPTING THEREFROM THE NORTH 125 FEET THEREOF, IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416234024, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0416234024, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 26-Jun-2017

		COUNTY:	157.50
		ILLINOIS:	315.00
		TOTAL:	472.50

11-31-120-063-1003 | 20170601677473 | 1-259-177-408

REAL ESTATE TRANSFER TAX 26-Jun-2017

	CHICAGO:	2,362.50
	CTA:	945.00
	TOTAL:	3,307.50 *

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