

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

Mail to:
Greg Lisinski, Esq
2100 Greenleaf St.
Evanston, IL 60202

Doc#: 1719906012 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2017 09:42 AM Pg: 1 of 2

Dec ID 20170701687599
ST/CO Stamp 0-710-962-624 ST Tax \$232.00 CO Tax \$116.00
City Stamp 1-991-028-160 City Tax: \$2,436.00

Name & Address of Taxpayer:
Denise A LeDuc-Froemming
1445 N State Parkway, #1203
Chicago, IL 60610

RECORDER'S STAMP

The GRANTOR(S): **Patricia V. Dillner, a single woman** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT **Denise A LeDuc-Froemming, a single woman** all interest in the following described land in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 1203 AND P2-3 IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 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 92824241, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to:

1. All general taxes and special assessments not yet due and payable at the time of closing.
2. 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

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

PIN: 17-03-102-042-1075 and 17-03-102-042-1204

Property Address **1445 N State Parkway #1203 Chicago, IL 60610**

Dated July 17, 2017

Patricia V. Dillner (seal)
Patricia V. Dillner

_____(seal)

True

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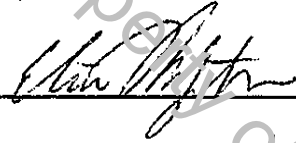
STATE OF ILLINOIS }
 } ss
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Patricia V. Dillner** personally know to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, July 17, 2017

WITNESS my hand and official seal.

Signature



My Commission Expires

5/10/20

(Seal)



Prepared by:

Elias Mantzavrakos, Esq
 1699 Wall St. Suite 420
 Mount Prospect, IL 60056

County - Illinois Transfer Stamps
 Exempt under provisions of paragraph
 _____ Section 31-45, Real Estate
 Transfer Tax Law
 Date: _____

 Buyer, Seller or Representative

**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).