

# UNOFFICIAL COPY



Chicago Title Insurance Company

## Warranty Deed ILLINOIS STATUTORY

Doc#: 1720108061 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2017 10:50 AM Pg: 1 of 2

Dec ID 20170701689091  
ST/CO Stamp 1-287-620-032 ST Tax \$475.00 CO Tax \$237.50  
City Stamp 0-591-015-360 City Tax: \$4,987.50

THE GRANTOR, Kristina Zuraitis, married to Ethan Sabaitis of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Caroline C. Chen, (Grantee's Address) 1118 West Fulton Market, #205, Chicago, IL 60607 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*a married woman*

PARCEL 1: UNIT NUMBER 1S IN THE ABERDEEN OF RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8 AND 9 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 9, 10, 24 TO 27, 40 TO 42 AND THE SOUTHWEST PART OF 43 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0505345141; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND BALCONY AS TO UNIT 1S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record and bounding 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; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Real Estate Index Number: 17-08-247-030-1003

Address of Real Estate: 454 N. Aberdeen, 1S, Chicago, IL, 60642

Dated this 14 day of July, 2017.

Kristina Zuraitis  
Kristina Zuraitis

Ethan Sabaitis  
Ethan Sabaitis, who joins in the execution of this Deed solely for the purpose of waiving homestead

17FL082470303CP

Chicago Title

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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 Kristina Zuraitis and Ethan Sabaitis personally known to me to be the person(s) whose name(s) 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 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 official seal, this 14th day of July, 2017.

Laura G. Composto  
(Notary Public)

Prepared By:  
James Hauser, 7720 W. Touhy Avenue, Suite E, Chicago, 60631



Mail To:  
T. Nicholas Tyszka, 401 N. Michigan Ave., Suite 1200, Chicago, Illinois 60611-4264

Name and Address of Taxpayer:  
Caroline C. Chen  
454 N. Aberdeen, 1S, Chicago, IL, 60642

Property of Cook County Clerk's Office