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WARRANTY DEED (Illinois)

THIS DEED is made as of the 22 day of June, 2017, by and between



Doc# 1720229037 Fee \$44.00

KRISTY MICHELLE NITTSKOFF

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/21/2017 10:30 AM PG: 1 OF 4

("Grantor," whether one or more),

and

WILLIAM PINSMOR & ANN T RAPHAEL,

husband and wife, as joint tenants,
("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

723025 1/2

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 34-'A' IN THE 100 EAST WALTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL: PARTS OF LOTS 8,9,10, 11, AND 12 IN MOSS SUBDIVISION OF PART OF LOT 10 IN THE SOUTH 1/2 OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24262435, AND REGISTERED AS DOCUMENT NUMBER LR 2990252, TOGETHER WITH AN UNDIVIDED .38274 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-03-207-061-1181 (VOL: 496)

COMMONLY KNOWN AS: 100 E WALTON ST., UNIT 34A, CHICAGO, IL 60611

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against

CCRD REVIEW

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all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2016 (2nd installment) and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 22 day of June, 2017.

Kristy Michelle Nittskoff

KRISTY MICHELLE NITTSKOFF

Prepared by: Rosenthal Law Group, LLC, 3700 W. Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Scott A. Labow, Esq., PO Box 5373, Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO: WILLIAM DINSMOR AND ANN T RAPHAEL
100 E WALTON ST., UNIT 34A, CHICAGO, IL 60611

OR RECORDER'S OFFICE BOX NO. _____

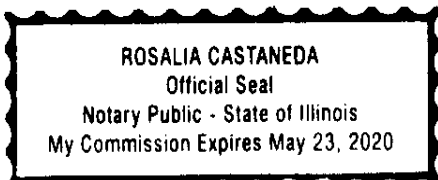
STATE OF IL }
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KRISTY MICHELLE NITTSKOFF is/are personally known 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of June, 2017.

Notary Public R d d

My Commission Expires: May 23, 2020



UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

18-Jul-2017

**CHICAGO:**

1,897.50

CTA:

759.00

TOTAL:

2,656.50 *

17-03-207-061-1181 | 20170701691121 | 0-673-197-504

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Jul-2017



COUNTY:	126.50
ILLINOIS:	253.00
TOTAL:	379.50

17-03-207-061-1181

| 20170701691121 | 1-746-939-328