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WARRANTY DEED - INDIVIDUAL TO

INDIVIDUAL



Doc# 1721218167 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/31/2017 04:48 PM PG: 1 OF 3

THE GRANTOR (S), Bogdan Habel,
married to Marta Leonowicz

H78276

of the City of Chicago, County
of Cook, State of Illinois, for
and in consideration of Ten
Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY and WARRANT to

Julie Joyce, a single woman
D.

8334 W. Summerdale
Chicago, Il. 60630

In fee simple, the following described Real Estate situated in the County of Cook, in the
State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to: (1) Real Estate taxes for the second installment for the year 2017 and
subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of
record; and, (3) All applicable zoning laws and ordinances.

hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of
the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple.

Permanent Real Estate Tax Index Number: 13-17-107-202-1003

Address of Real Estate: 6111 W. Leland Ave., #202, Chicago, Il. 60630

THIS IS NOT HOMESTEAD PROPERTY AS TO MARTA LEONOWICZ

DATED this 28th day of July, 2017.

Bogdan Habel (SEAL)

Bogdan Habel

REAL ESTATE TRANSFER TAX		01-Aug-2017
CHICAGO:		1,470.00
CTA:		588.00
TOTAL:		2,058.00 *

13-17-107-202-1003 | 20170701698239 | 0-078-421-440

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



HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

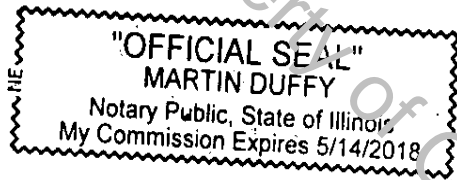
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State of Illinois)
County of COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bogdan Habel, 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 he signed, sealed and delivered the said instrument as his 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 notary seal, this 28th day of July, 2017.



Martin Duffy
NOTARY PUBLIC

This instrument was prepared by: Donna M. Duffy
Attorney at Law
Prospect Law Group LLC
41 S. Prospect Avenue #201
Park Ridge, Il. 60068

Send Subsequent Tax Bills to:

Julie Joyce
6111 W. Leland Ave
#202
Chicago, IL 60630

MAIL DEED TO:

The Gunderson Law Firm LLC
2155 W. Roscoe St. Ste 1-South
Chicago, Illinois
60618

REAL ESTATE TRANSFER TAX

01-Aug-2017



COUNTY: 98.00
ILLINOIS: 196.00
TOTAL: 294.00

13-17-107-202-1003

| 20170701698239 | 1-425-735-104

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Exhibit A

H78276

PARCEL:

UNIT 202 IN LELAND MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 1 FEET OF THE WEST 60 FEET OF THE NORTH 1/2 OF LOT 18 (EXCEPT THE NORTH 30.75 FEET THEREOF) AND THE EAST 1/2 OF THE NORTH 1/2 OF LOT 18 (EXCEPT THE NORTH 30.75 FEET THEREOF) IN BLOCK 4 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86391333, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DOCUMENT 85211739.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 86391333, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-17-107-202-1003

C/K/A 6111 W LELAND AVENUE, UNIT 202, CHICAGO, ILLINOIS 60630