

UNOFFICIAL COPY

Acquest Title Services, LLC

WARRANTY DEED

Return To:

Lisa J. Saul
24 W. Erie St. – Suite 4A
Chicago, Illinois 60604

Subsequent Tax Bill To:

Julia Davidson
4413 N. Magnolia Ave., Unit 3N
Chicago, Illinois 60640

File # 2017060202



Doc# 1721313020 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 11:12 AM PG: 1 OF 2

THE GRANTOR, **Dawn Milani**, a single woman, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, **CONVEYS and WARRANTS** to

JULIA DAVIDSON

As **GRANTEE**, of 4413 N. Magnolia Ave. Unit 3N, Chicago, Illinois, all interest in the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

PARCEL 1: UNIT 4413-3 NORTH IN THE MAGNOLIA MANOR CONDOMINIUM PHASE II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 18 FEET OF LOT 14 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH ¼ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89508527, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LAND DESCRIBED IN RECIPROCAL EASEMENT GRANTS, RECORDED AS DOCUMENT 89508528.

SEE PAGE 2 FOR PARCEL 3
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said property, **FOREVER**.

Subject to: General Real Estate taxes for **2017**, and subsequent years; easements for public utilities; covenants; conditions and restrictions of record.

Permanent Real Estate Index Number: **14-17-125-020-1006**

Property Address: **4413 N. Magnolia Ave., Unit 3N, Chicago, Illinois 60640**

DATED this 27 day of July, 2017



DAWN MILANI (SEAL)

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. # 180
Hoffman Estates, IL 60169

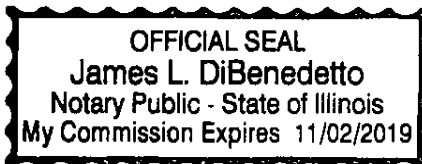
JA

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PARCEL 3: The exclusive right to the use of parking space P-12, a limited common element as delineated and defined on the survey attached to the Declaration recorded as document number 89508527, aforesaid

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 **Dawn Milani**, a single woman, 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.

Given under my hand and official seal, this 27th day of July, 2017



James L. DiBenedetto
Notary Public

REAL ESTATE TRANSFER TAX		01-Aug-2017
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *



14-17-125-020-1006 | 20170701695163 | 0-817-497-024

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

File # 2017060202

This instrument was prepared by:

James L. DiBenedetto
1440 Maple Ave, Suite 7B
Lisle, IL 60532-4138

REAL ESTATE TRANSFER TAX		01-Aug-2017
 	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
14-17-125-020-1006 20170701695163 0-820-968-896		