

UNOFFICIAL COPY



1721639137D

WARRANTY DEED TENANCY BY THE ENTIRETY

Statutory (Illinois)
(Corporation to Individual)

Doc# 1721639137 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2017 01:49 PM PG: 1 OF 4

Above Space for Recorder's Use Only

17-0172(F) 2/3

THE GRANTOR CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to

Nathan Witt, a single man
1614 W. Augusta Blvd.
Unit 1N
Chicago, IL 60622
(Names and Address of Grantees)

Not as joint tenants with rights of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2016 (2nd Installment) and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-06-310-047-1006

Address(es) of Real Estate: 2152 West Cortez #3, Chicago, IL 60622

Dated this 9th day of June, 2017

I Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by, its Authorized Agent, and attested by _____, its Authorized Agent, this 9 day of June, 2017

CARTUS FINANCIAL CORPORATION

(IMPRESS CORPORATE SEAL HERE)

By: _____

Attest: _____

REAL ESTATE TRANSFER TAX

13-Jul-2017



CHICAGO:	1,830.00
CTA:	732.00
TOTAL:	2,562.00

17-06-310-047-1006 | 20170601682149 | 0-758-664-640

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

S Y
P 4
S N
M N
SC Y
E Y
INT DM

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New Jersey

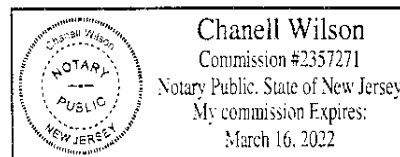
STATE OF _____)

COUNTY OF Burlington) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT is 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 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, this 9 day of June, 2017

Chanell Wilson
Notary Public
(Seal)



My commission expires on March 16, 2022

Mail to:

SAM WEXLER
70 W MADISON #2100
CHICAGO IL 60602

Send Subsequent Tax Bills To:

N. WITT
2132 W. CORTEZ ST
CHICAGO IL 60622

This instrument was prepared by: Jeffrey S Marks; Busse Busse & Grassé PC; 20 N Wacker Drive, Suite 3518, Chicago, IL 60606.

**This conveyance must contain the name and address of the 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).

FROM CARTUS FINANCIAL CORPORATION TO	WARRANTY DEED
	Statutory (Illinois)
	FROM
	TO

REAL ESTATE TRANSFER TAX

19-Jul-2017



COUNTY:	122.00
ILLINOIS:	244.00
TOTAL:	366.00

17-06-310-047-1006

20170601682149 | 1-009-118-656

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT 2152-3 W AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 6 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION RECORDED AS DOCUMENT 0010695378 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 17-06-310-047-1006

For informational purposes only, the subject parcel is commonly known as:

2152 West Cortez #3, Chicago, IL 60622

Property of Cook County Clerk's Office

UNOFFICIAL COPY**Plat Act Affidavit**STATE OF New Jersey
COUNTY OF Burlington

DOCUMENT NUMBER _____

CARTUS FINANCIAL CORPORATION, being duly sworn on oath, state that he/she resides at 2152 West Cortez #3, Chicago, IL 60622, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1971 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this Affidavit is made for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

Al E. Stebbins

Subscribed and sworn to before me the 9
day of June, 2017.

Chanell Wilson

Notary Public

