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Doc#: 1721947042 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2017 10:36 AM Pg: 1 of 2

Dec ID 20170701687000
ST/CO Stamp 0-354-124-736 ST Tax \$1,317.00 CO Tax \$658.50
City Stamp 2-052-031-424 City Tax: \$13,828.50

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTORS, PETER J. BERMAN and DEBRA A. BERMAN, husband and wife, of 720 N. Larrabee St., Unit 403, City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRETCHEN PEARSON NERAD AND JASON P. NERAD, wife and husband, as TENANTS BY THE ENTIRETY, of 720 N. Larrabee #1408, Chicago, IL 60654, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

PARCEL 1:

UNIT 403 AND GU-79 AND GU-80, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039, BEING A PART OF RUSSELL, MATHER AND ROBERT'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

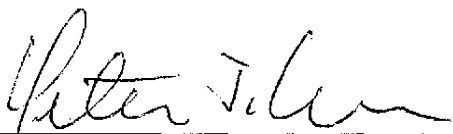
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE, S-17, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General real estate taxes not due and payable at the time of closing; the condominium declaration; covenants, conditions, restrictions and easements ("CCREs") of record approved by Buyer, which approval shall not be unreasonably withheld provided CCREs are not currently violated and do not impair Buyer's use of the Property as a condominium residence; public and utility easements affecting the common elements; and acts done by or suffered through Buyer.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-09-113-017-1017; 17-09-113-017-1246; 17-09-113-017-1247.
Address(es) of Real Estate: 720 N. Larrabee St., Unit 403, Chicago, IL 60654.

Dated this 1st day of August, 20 17.


PETER J. BERMAN


DEBRA A. BERMAN

17-0675 '11

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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 PETER J. BERMAN and DEBRA A. BERMAN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 15th day of August, 2017.



Richard C. Spain

(Notary Public)

Prepared by:


Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:



Steven K. Norgaard, Esq.
Law Office of Steven K. Norgaard, P.C.
493 Duane Street, Suite 400
Glen Ellyn, IL 60137

Name and Address of Taxpayer:

GRETCHEN PEARSON NERAD AND JASON P. NERAD
720 N. Larrabee St #403
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		04-Aug-2017
	CHICAGO:	9,877.50
	CTA:	3,951.00
	TOTAL:	13,828.50 *

17-09-113-017-1017 | 201701687000 | 2-052-031-424
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Aug-2017
	COUNTY:	658.50
	ILLINOIS:	1,317.00
	TOTAL:	1,975.50

17-09-113-017-1017 | 20170701687000 | 0-354-124-736