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17-264605

UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Law Office of Joan Maloney
1404 W. Ohio St.
Chicago, Illinois 60642

AFTER RECORDING, MAIL TO:

MARY E. AKHAVAN
1307 S WABASH # 410
CHICAGO, IL 60605

Doc#. 1722115054 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2017 10:29 AM Pg: 1 of 3

Dec ID 20170801602366
ST/CO Stamp 0-704-863-680 ST Tax \$260.00 CO Tax \$130.00
City Stamp 1-619-854-272 City Tax: \$2,730.00

This space is for RECORDER'S USE ONLY

WARRANTY DEED

CHARLES EDWARD BURNS, JR., divorced, not since remarried AND MELISSA MOLINE BURNS, divorced not since remarried, OF CHICAGO, IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to MARY E. AKHAVAN, A SINGLE PERSON, OF CHICAGO, IL (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; 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: 17-22-104-032-1056 & 17-22-104-032-1117

Address of Real Estate: 1307 S. WABASH AVE. UNIT 410 CHICAGO, IL 60605

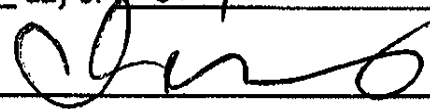
[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this _____

21 day of July, 2017.



CHARLES EDWARD BURNS, JR.



MELISSA MOLINE BURNS

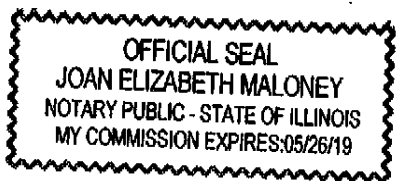
Property of Cook County Clerk's Office	Send Subsequent Tax Bills To:
	(Name) <u>MARY E AKHAVAN</u> <u>1307 S. WABASH</u> <u>UNIT 410</u>
	(Address) <u>CHICAGO IL</u> <u>60605</u>
	(City, State, Zip)



State of ILLINOIS SS.
County of COOK SS


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES EDWARD BURNS JR. AND MELISSA MOLINE BURNS are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of July, 2017.


NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		04-Aug-2017
	COUNTY:	130.00
	ILLINOIS:	260.00
	TOTAL:	390.00
17-22-104-032-1056 20170801602366 0-704-863-680		

REAL ESTATE TRANSFER TAX		04-Aug-2017
	CHICAGO:	1,950.00
	CTA:	780.00
	TOTAL:	2,730.00 *
17-22-104-032-1056 20170801602366 1-619-854-272		

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

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15826-17-264605-IL

Property Address: 1307 S. Wabash Avenue, Unit 410, Chicago, IL 60605

Parcel ID: 17-22-104-032-1056 and 17-22-104-032-1117

UNIT NUMBER 410 AND PARKING SPACE 46 IN FILM EXCHANGE LOFTS CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LUNT AND HAMLIN'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2000 AS DOCUMENT NUMBER 00196242 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS

Commonly known as:

1307 S. Wabash Avenue, Unit 410,
Chicago, IL., 60605

Pin: 17-22-104-032-1056 and 17-22-104-032-1117

Property of Cook County Clerk's Office