

# UNOFFICIAL COPY

Doc#. 1723346180 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2017 09:47 AM Pg: 1 of 3

## WARRANTY DEED STATE OF ILLINOIS

Dec ID 20170601674409  
ST/CO Stamp 1-952-682-944 ST Tax \$211.00 CO Tax \$105.50  
City Stamp 0-878-941-120 City Tax: \$2,215.50

*Above Space for Recorder's Use Only*

THE GRANTORS, **STEPHANIE A. ST. CLAIR AND NICHOLAS L. KOCINSKI, HUSBAND AND WIFE, AS JOINT TENANTS**, 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,

**CONVEYS AND WARRANTS TO MARGARET M. HAGGERTY**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

**SEE ATTACHED LEGAL DESCRIPTION.**

**PROPERTY ADDRESS: 711 WEST MELROSE STREET, UNITS B-2 AND P-10, CHICAGO, ILLINOIS 60657**

**PERMANENT INDEX NUMBER(S): 14-21-313-071-1005; 14-21-313-071-1028**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND THEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: August 16, 2017

Chicago Title 17WSS249091NA

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 \_\_\_\_\_ (SEAL.)  
 STEPHANIE A. ST. CLAIR

  
 \_\_\_\_\_ (SEAL.)  
 NICHOLAS L. KOCINSKI

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STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK         )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **STEPHANIE A. ST. CLAIR AND NICHOLAS L. KOCINSKI**, ARE 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 THE SAID 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 16 DAY OF AUGUST, 2017

MY COMMISSION EXPIRES: 05.02.20 \_\_\_\_\_ NOTARY PUBLIC



This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Margaret M. Haggerty 711 W. Melrose St, Units B-2 and P-10 Chicago, IL 60657	Kenneth A. Bills 2400 West Loop Rd. Suite 200 Riverside, IL 60085

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## LEGAL DESCRIPTION

Order No.: 17WSS249091NA

**For APN/Parcel ID(s): 14-21-313-071-1005 and 14-21-313-071-1028**

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UNITS B-2 AND P-10 IN THE SEVEN11 MELROSE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING REAL ESTATE:

THE WEST 1/2 OF LOT 49 AND ALL OF LOTS 50 AND 51 IN ELISHA E. HUNDLEY'S RESUBDIVISION OF LOT 40 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 21, 2005, AS DOCUMENT 05 202 27081, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office