



AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**UNOFFICIAL COPY**



\*1723555022\*

Doc# 1723555022 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2017 10:44 AM PG: 1 OF 3

THE GRANTOR(S), JAMES P. CLANCY of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to GARTH A. FOWLER (GRANTEE'S ADDRESS) 6627 N. GLENWOOD AVENUE, CHICAGO, Illinois 60626 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
*\* a married man. This is not homestead property*

Permanent Real Estate Index Number(s): 11-32-312-016-1003

Address(es) of Real Estate: 6627 N. GLENWOOD AVENUE UNIT 3N, CHICAGO, Illinois 60626

Dated this 10<sup>th</sup> day of August, 2017

\_\_\_\_\_  
JAMES P. CLANCY

REAL ESTATE TRANSFER TAX		22-Aug-2017
CHICAGO:		1,875.00
CTA:		750.00
TOTAL:		2,625.00*

11-32-312-016-1003 | 20170801602449 | 1-257-288-640  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Aug-2017
COUNTY:		125.00
ILLINOIS:		250.00
TOTAL:		375.00

11-32-312-016-1003 | 20170801602449 | 0-174-732-224

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES P. CLANCY personally known to me to be the same person(s) whose name(s) 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 official seal, this 10 day of August, 2017



Anna Falcon (Notary Public)

**Prepared By:** Frank A. Rodriguez  
2653 N. Kedzie Avenue  
Chicago, Illinois 60647

**Mail To:**  
GARTH A. FOWLER  
6627 N. GLENWOOD AVENUE 3N  
CHICAGO, Illinois 60626

**Name & Address of Taxpayer:**  
GARTH A. FOWLER  
6627 N. GLENWOOD AVENUE UNIT 3N  
CHICAGO, Illinois 60626

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**EXHIBIT 'A'****Legal Description****PARCEL 1:**

UNIT 301 AS DELINEATED ON THE PLAT OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 8 IN BLOCK 6 IN NORTH SHORE BOULEVARD SUBDIVISION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 77607 AND RECORDED ON AUGUST 29, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22459154; TOGETHER WITH AND UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE INDICATED AS "GARAGE FOR UNIT 301", A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 22459154

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