

UNOFFICIAL COPY



1723629006I*

17-3890

THIS DEED WAS PREPARED BY:

Dennis Reboletti
Law Offices of Dennis Reboletti
221 E. Lake Street, Suite 101
Addison, Illinois 60607

Doc# 1723629006 Fee \$42.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 09:41 AM PG: 1 OF 3

AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO

~~Dadkhah Law Group LLC
7126 N. Lincoln Ave.
Lincolnwood, IL 60712~~

and "Property Taxes"
Ryan Green
2024 W. Division St.
Unit 3
Chgo, IL 60622

WARRANTY DEED

THIS INDENTURE, made as of August 21, 2017, from **Brian A. Zaben** having an address of 554 Prince Edward Rd, Glen Ellyn, Illinois ("Grantor"), to **Ryan and Lauren Green, husband and wife, not as joint tenants but as tenants by the entirety**, having an address of 2024 W. Division St., Unit 3, Chicago, Illinois 60622 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

REAL ESTATE TRANSFER TAX 24-Aug-2017



COUNTY: 201.50
ILLINOIS: 403.00
TOTAL: 604.50

17-06-129-052-1003 | 20170801611145 | 2-084-348-864

REAL ESTATE TRANSFER TAX 24-Aug-2017



CHICAGO: 3,022.50
CTA: 1,209.00
TOTAL: 4,231.50 *

17-06-129-052-1003 | 20170801611145 | 0-414-586-304

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

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTORS:



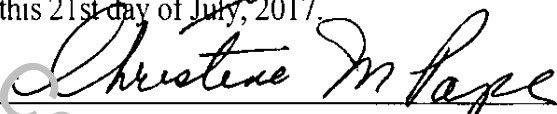
Brian A. Zaben

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Brian A. Zaben appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the purposes set forth herein.

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

August


Notary Public

My commission expires on 03/19 2019



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN THE 2024 W. DIVISION CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF LOT 15, 15 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 15; THENCE EAST 1-3/4 INCHES; THENCE NORTH 35 FEET 2-3/8 INCHES TO A POINT 1 INCH EAST OF THE EAST LINE OF LOT 15; THENCE WEST 1 INCH; THENCE SOUTH 35 FEET 2-3/8 INCHES TO THE PLACE OF BEGINNING, INTENDING SO MUCH OF LOT 16 AS OCCUPIED BY BUILDING NO. 446 NOW 2028 WEST DIVISION STREET) IN BLOCK 2 IN W.D. KERFOOT'S SUBDIVISION OF 4 ACRES IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433827024, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE DESIGNATED FOR UNIT 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0433827024.

SUBJECT PROPERTY COMMONLY KNOWN AS: 2024 W Division St, Unit 3, Chicago, IL 60622
PIN: 17-06-129-052-1003

All future tax bills shall be sent to:

Ryan Green
2024 W. Division St., Unit 3
Chicago, IL 60622