

17-260495

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1723717000 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2017 09:03 AM Pg: 1 of 2

Dec ID 20170801610340  
ST/CO Stamp 0-304-983-488 ST Tax \$380.00 CO Tax \$190.00  
City Stamp 1-015-332-288 City Tax: \$3,990.00

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### THE GRANTOR

LISA IPPOLITO,  
divorced and not since remarried,  
200 N. Addison Avenue, Unit 405

of the City of Elmhurst, County of DuPage, State of Illinois, for and in consideration of TEN (\$10) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

Erich Anderson, 411 West Ontario, Unit 219, Chicago, IL 60654

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

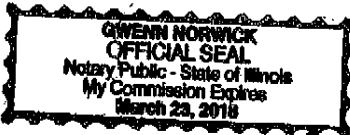
Permanent Index Number (PIN): 17-09-128-017-1101  
Address of Real Estate: 411 W. Ontario Street, Unit #219, Chicago, IL 60654

DATED this 18<sup>th</sup> day of August, 2017  
By: *Lisa Ippolito* (SEAL)  
Lisa Ippolito

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 LISA IPPOLITO, divorced and not since remarried, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that she signed, sealed and delivered the said instrument as her 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 18<sup>th</sup> day of August, 2017.



*Gwenn Norwick*  
Notary Public

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## LEGAL DESCRIPTION

of premises commonly known as 411 W. Ontario Street, Unit #219, Chicago, IL 60654

### PARCEL 1:



UNIT NUMBER 219 IN ONTARIO STREET LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


PART OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED / AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94827940, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE OF P-62, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94827940, IN COOK COUNTY, ILLINOIS.

| REAL ESTATE TRANSFER TAX  |                | 24-Aug-2017   |        |
|---|----------------|---------------|--------|
|  | COUNTY:        |               | 190.00 |
|  | ILLINOIS:      |               | 380.00 |
|   | TOTAL:         |               | 570.00 |
| 17-09-128-017-1101  | 20170801610340 | 0-304-983-488 |        |

| REAL ESTATE TRANSFER TAX  |          | 24-Aug-2017 |            |
|---|----------|-------------|------------|
|  | CHICAGO: |             | 2,850.00   |
|   | CTA:     |             | 1,140.00   |
|   | TOTAL:   |             | 3,990.00 * |

17-09-128-017-1101 | 20170801610340 | 1-015-332-288

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

After recording, mail to:

David L. Goldstein  
David L. Goldstein & Associates LLC  
35 East Wacker Drive, Suite 650  
Chicago, IL 60601

Send Subsequent Tax Bills To:

Erich Anderson  
411 W. Ontario Street, Unit #219  
Chicago, IL 60654

This instrument was prepared by:  
Nelson Law Offices, P.C.  
129 West Willow Avenue  
Wheaton, IL 60187