

UNOFFICIAL COPY

Prepared By: John Nasiakos
2038 W Webster
Chicago, IL 60647



1724049068D

Mail to: *Laura Iversen*
119 S. Emerson # 260
Mt. Prospect IL 60056
Send subsequent tax bills to:
Timothy Browne
229 Franklin Ave.
River Forest IL 60305

Doc# 1724049068 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2017 11:11 AM PG: 1 OF 2

WARRANTY DEED

THE GRANTOR(S), **PATRICK M.THELEN** an unmarried man - **AS TO TRACT 1** and **PMT REAL ESTATE LLC 1250 W. VAN BUREN CHICAGO** an Illinois Limited Liability Company- **AS TO TRACT 2** for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to GRANTEE(S), **Timothy J. Browne and Elizabeth Browne, husband and wife, joint tenants with the right of survivorship** all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

TRACT 1: PARCEL 1: UNIT 410 IN THE VANGUARD LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99527499, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99527499.

TRACT 2:

PARCEL 1: UNIT P-42 IN THE VANGUARD LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99527499, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99527499.

Address: 1250 W. Van Buren St., Unit 410, Chicago, IL 60607

PIN #: 17-17-117-036-1050

PIN #: 17-17-117-036-1135

Subject only to general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any. Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 21 day of August, 2017

Patrick M. Thelen
 PATRICK M. THELEN - AS TO TRACT 1

Patrick M. Thelen
 PMT REAL ESTATE LLC 1250 W. VAN BUREN CHICAGO - AS TO TRACT 2
 By Its: _____

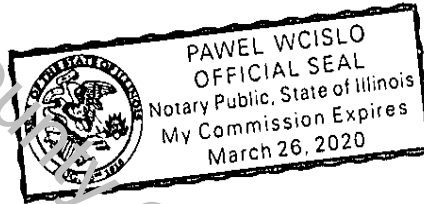
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **PATRICK M. THELEN**, 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 waiver of homestead.

Given under my hand and notary seal, this 21 day of August, 2017.

[Signature]

(Seal)



REAL ESTATE TRANSFER TAX		25-Aug-2017
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50

17-17-117-036-1050 | 20170801611885 | 1-695-118-272
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Aug-2017
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

17-17-117-036-1050 | 20170801611885 | 0-914-068-416