

UNOFFICIAL COPY

SB 10/12  
01141053021

**WARRANTY DEED**  
**Joint Tenancy**  
**Individual to Individuals**

Doc#: 1724846073 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2017 11:00 AM Pg: 1 of 3

Dec ID 20170801616570  
ST/CO Stamp 0-482-292-672 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 2-104-980-416 City Tax: \$4,567.50

**After Recording Mail to:**

Kevin R. Kelley  
518 Devon #212  
Evanston, IL 60201

**Name & Address of Taxpayer:**

Joan Broderick &  
Thomas C. Broderick, Jr.  
2310 Sherman Avenue  
Evanston, IL 60201

**WARRANTY DEED**

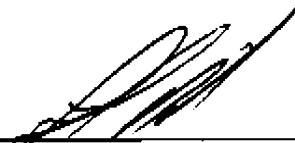
**THE GRANTOR, Stephen P. Reid, a single person, whose address is, 6807 N. Milwaukee, #205, Niles, IL 60714, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEES, Joan Broderick and Thomas C. Broderick, Jr., married to each other, whose address is 2310 Sherman Avenue, Evanston, IL 60201 of the County of Cook, State of Illinois, as Joint Tenants and not as Tenants in Common the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

**Legal Description:** See Exhibit A attached hereto and incorporated by reference herein;  
**PIN:** 17-03-102-032-1037  
**Common Address:** 1450 N. Astor Street, Unit 12A, Chicago, IL 60610

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**TO HAVE AND TO HOLD** said premises as Joint Tenants and not as Tenants in Common forever.

Dated this 31 day of August, 2017.



**Stephen B. Reid**

**STEWART TITLE**  
**700 E. Diehl Road, Suite 180**  
**Naperville, IL 60563**

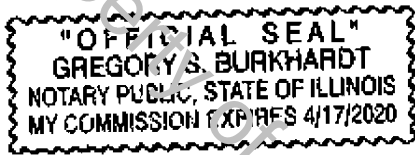
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STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )

SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Stephen B. Reid**, 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 acknowledged that she signed, sealed and delivered the foregoing 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 name and notarial seal this 31<sup>ST</sup> day of August, 2017.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public


NOTARY SEAL HERE

My commission expires: \_\_\_\_\_

REAL ESTATE TRANSFER TAX		01-Sep-2017
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50
17-03-102-032-1037		20170801616570   0-482-282-872

**NAME AND ADDRESS OF PREPARER:**

Jeffrey M. Weston  
 Attorney at Law  
 900 Skokie Blvd., Suite 135  
 Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		01-Sep-2017
	CHICAGO:	3,262.50
	CTA:	1,305.00
	TOTAL:	4,567.50 *
17-03-102-032-1037		20170801616570   2-104-980-416

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

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## EXHIBIT A - LEGAL DESCRIPTION

**Legal:**

Unit 12A together with its undivided percentage interest in the common elements in 1450 Astor Street Building Condominium, as delineated and defined in the Declaration recorded as document number 21638824, as amended from time to time, in the North 10.83 Chains of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PIN:** 17-03-102-032-1037

**Common Address:** 1450 N. Astor Street, Unit 12A, Chicago, IL 60610

**SUBJECT TO:** (1) general real estate taxes for the year 2017 and subsequent years not yet due and payable; (2) building lines and building and liquor restrictions of record; (3) zoning and building laws and ordinances; (4) private, public and utility easements; (5) covenants, conditions and restrictions of record; (6) the recorded Declaration of Condominium and all amendments thereto; (7) provisions of the Condominium Property Act of Illinois (the "Act"); (8) acts done or suffered by or through the Grantee(s).