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1725001229D

WARRANTY DEED ILLINOIS STATUTORY

Doc# 1725001229 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 03:20 PM PG: 1 OF 3

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Frank Pristera, married, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jack Sadanowicz * of 1360 N. Lake Shore Drive, Chicago, IL 60610, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:
* and Mary Sadanowicz as tenants by the entirety.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-01-215-051-1003

Property Address: 1413 North Artesian Avenue, Unit 3, Chicago, IL 60622

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 23rd day of August, 2017.

FIRST AMERICAN TITLE
FILE # 2877130

(Seal)

Frank Pristera

(Seal)

Lindsay Pristera, to waive
homestead

102

| REAL ESTATE TRANSFER TAX | | 05-Sep-2017 |
|--------------------------|---------------|-----------------|
| | CHICAGO: | 3,285.00 |
| | CTA: | 1,314.00 |
| | TOTAL: | 4,599.00 |

16-01-215-051-1003 | 20170801603553 | 1-274-598-336

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

| REAL ESTATE TRANSFER TAX | | 05-Sep-2017 |
|--------------------------|---------------|---------------|
| | COUNTY: | 219.00 |
| | ILLINOIS: | 438.00 |
| | TOTAL: | 657.00 |

16-01-215-051-1003 | 20170801603553 | 0-211-307-456

COOK COUNTY CLERK'S OFFICE
3
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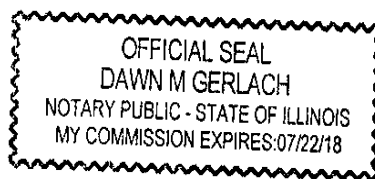
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frank Pristera and Lindsay Pristera 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 in the 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 notarial seal, this 23rd day of August, 2017.

Dawn M Gerlach
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

~~The Real Property Law Group, PC
4653 N. Milwaukee Ave.
Chicago, IL 60630~~

Jack Sadanowicz
1413 North Artesian Avenue, Unit 3
Chicago, IL 60622

JACK SADANOWICZ
1413 NORTH ARTESIAN AVENUE, UNIT 3
CHICAGO, IL 60622

Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 3 IN THE CONDOMINIUMS AT 1413 N. ARTESIAN AVE., AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 30 IN BLOCK 8 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0636322100 , TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-3 AND STORAGE S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0636322100.

Permanent Index #'s: 16-01-215-051-1003 Vol. 0535

Property Address: 1413 North Artesian Avenue., Unit 3, Chicago, Illinois 60622

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