

UNOFFICIAL COPY

Return Recorded Deed to:

Di Silvestro & Associates
5231 N. Harlem Ave.
Chicago, IL 60656
C/O STEPHEN P. DI SILVESTRO



Doc# 1725004057 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 01:46 PM PG: 1 OF 5

Send Subsequent Tax Bill To:

Florin Tamas, Tatiana Tamas and
Pavel Tamas
235 W. Van Buren Unit 2501
Chicago, IL 60607

WARRANTY DEED STATUTORY (ILLINOIS) (INDIVIDUAL TO INDIVIDUAL)

JOSEPH C. SWANSON AND SUSAN W. SWANSON, husband and wife (collectively "Grantor") of Chicago, Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS TO FLORIN TAMAS, TATIANA TAMAS AND PAVEL TAMAS* (collectively "Grantees"), the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-16-238-028-1914 AND 17-16-238-028-1896
Commonly known as: 235 West Van Buren Street, Unit 2501 & P-454, Chicago, IL 60607

SUBJECT TO THE FOLLOWING: covenants, conditions and restrictions of record and building lines and easements, if any, and general real estate taxes for the year 2017 not due and payable at the time of closing;

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

In Witness Whereof, said Grantor has caused their names to be signed to these presents this 26 day of Aug, 2017.

JOSEPH C. SWANSON

SUSAN W. SWANSON

1/2 Mail To
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-43271

S Y
P 5
S N
SC Y
INT NO

UNOFFICIAL COPY

STATE IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above Sellers personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument in the capacity above noted as their free and voluntary act, and as the free and voluntary act and deed of said persons, for the uses and purposes therein set forth.

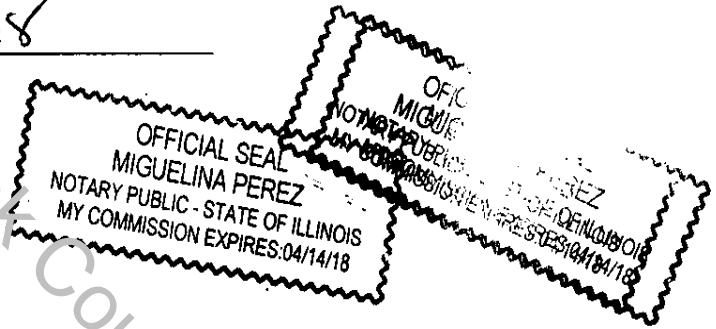
Given under my hand and official seal this 28 of Aug, 2017.



Notary Public

My commission expires: 4-14-18

This Instrument was prepared by:
JENNIFER FITZGERALD
Brown, Udell, Pomerantz & Delrahim
225 W. Illinois Street, Suite 300
Chicago, IL. 60654
312/475-9900 Fax: 312/475-1188



Property of Cook County Clerk's Office

UNOFFICIAL COPY

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Description

UNIT 2501 AND PARKING UNIT P-454 IN THE 235 W. VAN BUREN CONDOMINIUMS,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN
BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16,
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 0915934034, AS AMENDED FROM
TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS

PIN: 17-16-238-028-1914 AND 17-16-238-028-1896

Commonly known as: 235 West Van Buren Street, Unit 2501 & P-454, Chicago, IL 60607

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

29-Aug-2017



CHICAGO:

3,525.00

STA:

1,410.00

TOTAL:

4,935.00

17-16-238-028-1914 | 20170801614535

0-579-013-568

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

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

29-Aug-2017



COUNTY:	235.00
ILLINOIS:	470.00
TOTAL:	705.00

17-16-238-028-1914

20170801614535

1-045-173-184

Property of Cook County Clerk's Office