

UNOFFICIAL COPY

Doc#: 1725018063 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2017 11:57 AM Pg: 1 of 3

Dec ID 20170801613057
ST/CO Stamp 0-723-160-000 ST Tax \$205.00 CO Tax \$102.50
City Stamp 1-259-080-640 City Tax: \$2,152.50

A17-2102ET
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Ryan May

(The Above Space for Recorder's Use Only)

THE GRANTOR Ryan May, a married person 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 JVA IL, LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-25-217-050-1009

Property Address: 2902^{N.} Talman^{Ave}, Unit 3, Chicago, IL 60618

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 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 31 day of 8, 2017.



Ryan May

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EXHIBIT A LEGAL DESCRIPTION


PARCEL 1:
 UNIT 2902-2 IN THE TERRACES AT TALMAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:
 LOTS 12 AND 13 IN BLOCK 3 IN MICHAEL BAUERLE'S ADDITION TO MAPLEWOOD, BEING A SUBDIVISION OF PART OF LOTS 4 AND 6 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717922049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

2902 N Talman Ave, Unit 3
 Chicago, IL 60618

Pin: 13-25-217-050-1009

REAL ESTATE TRANSFER TAX		06-Sep-2017
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50
13-25-217-050-1009 20170801613057 0-723-160-000		

REAL ESTATE TRANSFER TAX		06-Sep-2017
	CHICAGO:	1,537.50
	CTA:	615.00
	TOTAL:	2,152.50 *
13-25-217-050-1009 20170801613057 1-259-080-640		

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