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AIT-2102ET WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Ryan May

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

(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, Talman, Unit 3, Chicago, IL 60618

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, privile 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 3/ day of 8/, 2017.

Ryan May

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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 Ryan May 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 signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Giver under my hand and notarial seal, this 3117 day of Aug. 17, 2017.

Notary Public

THIS INSTRUMENT PREPARED BY Kreisler Law, PC 2846A N Milwaukee Avenue Chicago, IL 60618

MAIL TO:

Athanasopoulos & Koleczek LLC 111 S. Wacker Drive, #4730 Chicago, IL 60606 BARRY KREISLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
July 22, 2018

SEND S'JBSEQUENT TAX BILLS TO:

Mys. Wacker Dr

Chicago il teoloble

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2002-2 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 SUP VEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717922049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON: FLEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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

County REAL ESTATE TRANSFER TAX

(6-Sep-2017





COUNTY: ILLINOIS: TOTAL:

102.50 205.00 307.50

20170801613057 | 0-723-160-000

REAL ESTATE TRANSFER TAX 06-Sep-2017

CHICAGO: CTA: TOTAL:

1,537,50 615.00 2,152.50 *

13-25-217-050-1009 | 20170801613057 | 1-259-080-640

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