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2017-53020
WARRANTY DEED 10F2
Joint Tenancy
Individual to Individuals

Doc#: 1725755048 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2017 09:48 AM Pg: 1 of 3

Dec ID 20170801616572
ST/CO Stamp 0-414-735-296 ST Tax \$419.50 CO Tax \$209.75
City Stamp 0-441-228-224 City Tax: \$4,633.68

After Recording Mail to:

Karin Rielley
518 Davis #217
Evanston, IL 60201

Name & Address of Taxpayer:

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

WARRANTY DEED

THE GRANTOR, **Daphne Mazarakis**, a single person, whose address is, 2004 Harrison, Evanston, IL 60201, 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: 17-03-102-032-1038
Common Address: 1450 N. Astor Street, Unit 12B, 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 29th day of August, 2017.

Daphne Mazarakis
Daphne Mazarakis

REAL ESTATE TRANSFER TAX		14-Sep-2017
CHICAGO:		3,146.25
CTA:		1,258.50
TOTAL:		4,404.75

17-03-102-032-1038 | 20170801616572 | 0-441-228-224

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

REAL ESTATE TRANSFER TAX		14-Sep-2017
COUNTY:		209.75
ILLINOIS:		419.50
TOTAL:		629.25

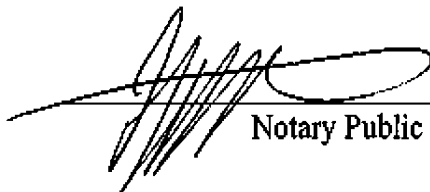
17-03-102-032-1038 | 20170801616572 | 0-414-735-296

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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 **Daphne Mazarakis**, 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 29th day of August, 2017.



Notary Public

NOTARY SEAL HERE

My commission expires: 9/3/18



NAME AND ADDRESS OF PREPARER:

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

Property of Cook County Clerk's Office

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EXHIBIT A - LEGAL DESCRIPTION

Legal:

Unit 12B 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: 17-03-102-032-1038

Common Address: 1450 N. Astor Street, Unit 12B, 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).