WARRANTY DELINIOSFFICIAL COPY

THIS DEED is made as of the day of the 2017, by and between

ROBERT BRESSLER AND JENNIFER SONTAG, HUSBAND AND WIFE ("Grantor," whether one or more),

and

JEROME O'CONNOR AND KRISTIN O'CONNOR

("Grantee," whether one or more).



Boc# 1725719025 Fee \$44.00

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

KAREN A.YARBROUGH

SOOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2017 10:57 AM PG: 1 OF 4

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the <u>County of COOK</u> and State of Illinois known and described as follows, to wit:

UNIT NUMBER 35 AND G3 IN THE 4164 NORTH LINCOLN PARCEL 1: AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY FOLLOWING DESCRIBED TRACT OF LAND: LOTS 235 AND RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK ATTACHED ILLINOIS; WHICH COUNTY, SURVEY IS DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0316810029; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO STORAGE STACE 3S, A LIMITED COMMON ELEMENT ASDELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 4164 N LINCOLN AVE., UNIT 3S, CHICAGO, IL 60618

PARCEL INDEX NUMBER (PIN): 14-18-319-053-1002 / -1009 (VOL: 480)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted

for

are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2015 and subsequent years.

COMMONLY KNOWN AS: 4164 N LINCOLN AVE., UNIT 3S, CHICAGO, IL 60618	
PARCEL INDEX NUMBER (PIN): 14-18-319-053-1002 / -1009 (VOL: 480)	
IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has name to be signed to these presents, this	caused its
ROBERT BRESSLER JENNIFER SONTAG	
Prepared by: Rosenthal Law Group, LLC, 3700 W Devor size, Lincolnwood, IL 60712	
MAIL TO:	_
SEND SUBSEQUENT TAX BILLS TO: JEROME O'CONNOR & KRIST'N O'CONNOR 4164 N LINCOLN AVE., UNIT 38, CHICAGO, IL 60618	
OR RECORDER'S OFFICE POWNO	
State of 12 SS County of Lake SS	
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ROBERT BRESSLER and SONTAG, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrume before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and volutile uses and purposes therein set forth.	ent, appeared
Given under my hand and official seal, this day of the seal of of the	
Notary Public	3
My Commission Expires: OFFICIAL SEAL HARLEY B ROSENTHAL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/19/20	

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REAL ESTATE TRANSFER TAX		30-Aug-2017
CIC CIC	CHICAGO:	3,716.25
	CTA:	1,486.50

D 000 M

TOTAL:

5,202.75 *

14-18-319-053-1002 20170801615691 1-398-010-816

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

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Spoon REAL ESTATE TRANSFER TAX

30-Aug-2017





COUNTY: 247.75

ILLING DX, TOTAL: 495.50

743.25

14-18-319-053-1002

20170801615691 56. 0/4/50/5/Co

1-427-674-048