

223934 1/2

UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



\*1725844091D\*

Doc# 1725844091 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/15/2017 02:57 PM PG: 1 OF 4 der's

THE GRANTOR(s) Andrea R. Nelson, Divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Charles M. Mitchell, individually, of 3363 S. Lowe, Chicago, Illinois, 60616 the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-14-323-029-1020

Address(es) of Real Estate:

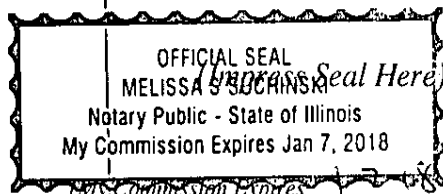
3730 W. 111<sup>th</sup> Street Unit 405, Chicago, IL 60655

The date of this deed of conveyance is 08/15/2017.

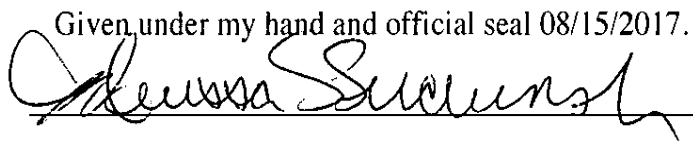
  
(SEAL) Andrea R. Nelson

State of Illinois,  
County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrea R. Nelson personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 hand and official seal 08/15/2017.



Notary Public

bm

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## LEGAL DESCRIPTION

For the premises commonly known as:

3730 W. 111<sup>th</sup> Street  
Chicago, Illinois 60655

### Legal Description:

#### PARCEL 1:

UNIT NUMBER 405, IN THE PARKVIEW CONDOMINIUMS PHASE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL 1: THE SOUTH 125 FEET OF BLOCK 13 (EXCEPT THE EAST 133 FEET THEREOF AND EXCEPT THE WEST 113 FEET THEREOF), IN GEORGE W. HILL'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 14, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EAST 133 FEET OF THE SOUTH 125 FEET OF BLOCK 13, IN GEORGE W. HILL'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 14, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010988711; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by  
Kevin Cunningham  
Attorney at Law  
4001 West 95th Street Suite 200  
Oak Lawn, IL 60453

Send subsequent tax bills to:  
Charles Mitchell  
3730 W. 111<sup>th</sup> Street unit 405  
Chicago, IL 60655

Recorder-mail recorded document  
to:  
Charles Mitchell  
3730 W. 111<sup>th</sup> Street Unit 405  
Chicago, IL 60655

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**REAL ESTATE TRANSFER TAX**

04-Sep-2017

**CHICAGO:**

1,275.00

**CTA:**

510.00

**TOTAL:**

1,785.00 \*

24-14-323-029-1020 | 20170801607348 | 0-846-351-296

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

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## REAL ESTATE TRANSFER TAX

04-Sep-2017



<b>COUNTY:</b>	85.00
<b>ILLINOIS:</b>	170.00
<b>TOTAL:</b>	255.00

24-14-323-029-1020

| 20170801607348 |

1-304-409-024