

UNOFFICIAL COPY

Doc#: 1726346210 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2017 11:08 AM Pg: 1 of 3

Dec ID 20170901623360
ST/CO Stamp 0-317-488-064 ST Tax \$460.00 CO Tax \$230.00
City Stamp 1-459-791-808 City Tax: \$4,830.00

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR(S) Vito Maniaci, Jr., married to Gary Farrar, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to Christine Finzer, of 3043 N. Lakewood, Chicago, IL 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number (PIN): 14-21-306-038-1037

Address(es) of Real Estate: 3470 N. Lake Shore Drive, #17A, Chicago, IL 60657

Dated this 18th day of September, 2017.

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Gary Farrar (SEAL) Vito Maniaci, Jr. (SEAL)
Gary Farrar (to release homestead) Vito Maniaci, Jr.

(SEAL) (SEAL)

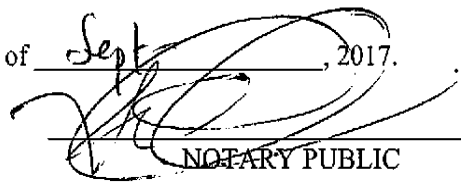
State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Vito Maniaci, Jr. and Gary Farrar, a married couple, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

17PSA034052 LP (Tall)
Chicago Title
Rebin Ltd

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Given under my hand and official seal, this 18th day of Sept, 2017.

Commission expires 02/13, 2018


NOTARY PUBLIC

This instrument was prepared by: Richard Cohn, 105 W. Madison St., #401, Chicago, Illinois 60602

MAIL TO:

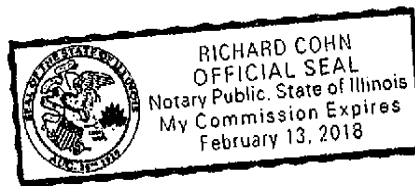
John Ziegler
1 E. Wacker Pr. #2610
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Christine Finzer
3470 N. Lake Shore Dr., #17A
Chicago, IL 60657

OR

Recorder's Office Box No. _____



Property of Cook County Clerk's Office

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EXHIBIT A

Order No.: 17PSA034052LP

For APN/Parcel ID(s): 14-21-306-038-1037

UNIT NO. 17-A TOGETHER WITH AN UNDIVIDED 1.668 PERCENT INTEREST OF THE COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:

THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO

PARCEL 2:

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH THE NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANT 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD 298.96 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1965 AND KNOWN AS TRUST NUMBER 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20446824 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 2380325 (EXCEPT THAT PART FALLING IN UNITS NOS. 4 TO 27"B" AS SAID UNITS ARE DELINEATED ON SAID SURVEY) ALL IN COOK COUNTY, ILLINOIS.