

# UNOFFICIAL COPY

Doc#: 1726355096 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/20/2017 11:26 AM Pg: 1 of 3

Dec ID 20170901623881  
ST/CO Stamp 1-772-526-528 ST Tax \$360.00 CO Tax \$180.00  
City Stamp 0-693-312-448 City Tax: \$3,780.00

## WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

Statutory (Illinois)  
(Individual to Individual)

MS-42494FAT  
223

Above Space for Recorder's Use Only

THE GRANTOR(S) Steven Schram and spouse, Natalie Schram of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to

Cynthia Moncada

630 North State Street, Unit 2110, Chicago, IL 60654

~~as a husband and wife who are joint tenants, or as tenants in common and as~~ ~~TENANCY BY THE ENTIRETY~~ the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 a husband and wife who are joint tenants, or as tenants in common and as~~ ~~TENANCY BY THE ENTIRETY~~ forever.

SUBJECT TO: General taxes for 2017 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-09-227-030-1119 and 17-09-227-030-1353

Address(es) of Real Estate: 630 North State Street, Unit 2110, Chicago, IL 60654

Steven Schram by Morreale Dated this 14th day of September 2017  
~~Real Estate Services, Inc. by Linda Freeman~~ ~~Attorney in Fact~~ (SEAL) ~~Natalie Schram by Morreale Real Estate Services, Inc. by Linda Freeman~~ ~~Attorney in Fact~~ (SEAL)

Steven Schram by Morreale Real Estate

Natalie Schram by Morreale Real Estate

Services, Inc. by Linda Freeman, Attorney in

Services, Inc. by Linda Freeman, Attorney in

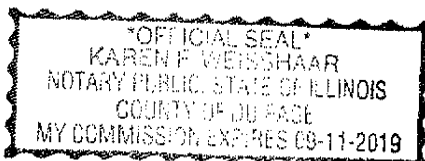
Fact

Fact

✓ State of Illinois, County of DePage ss. I, the undersigned, a Notary Public in and for said County,

in the state aforesaid, DO HEREBY CERTIFY that Linda Freeman, Attorney in Fact for Steven Schram and spouse, Natalie Schram 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.

IMPRESS SEAL HERE



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**REAL ESTATE TRANSFER TAX** 20-Sep-2017



COUNTY: 180.00  
ILLINOIS: 360.00  
TOTAL: 540.00

17-09-227-030-1119 | 20170901623881 | 1-772-526-528

**REAL ESTATE TRANSFER TAX** 20-Sep-2017



CHICAGO: 2,700.00  
CTA: 1,080.00  
TOTAL: 3,780.00 \*

17-09-227-030-1119 | 20170901623881 | 0-693-312-448

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

TO

**Warranty Deed**  
TERMINATES EXISTING WARRANTY  
INDIVIDUAL TO INDIVIDUAL

Given under my hand and official seal, this 14th day of September, 2017

Commission expires 9-11, 2019 Karen J. Wambach  
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

**MAIL TO:**

CYNTHIA M. MONCADA  
(Name)

630 N. STATE #2110  
(Address)

CHICAGO IL 60654  
(City, State and Zip)

**SEND SUBSEQUENT TAX BILLS TO:**

CYNTHIA M. MONCADA  
(Name)

630 N. STATE #2110  
(Address)

CHICAGO IL 60654  
(City, State and Zip)

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SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Subject Property Legal Description

PARCEL 1: UNIT 2110 AND PARKING SPACE P-610 IN 630 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND PART OF THE SOUTH HALF OF BLOCK 37 IN KINZIES ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTIONAL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND THE EAST 20 FEET 2 INCHES (20.17 FEET) OF LOTS 1 AND 2 AND ALL OF LOTS 3 AND 4 OF THE ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH HALF OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2000 AS DOCUMENT NUMBER 00890083. AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THE PROPERTY DESCRIBED IN EXHIBIT B ("RETAIL PARCEL") ATTACHED TO AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATION, COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN 630 NORTH STATE PARKWAY L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY AND TRIAD INVESTORS, LLC, AND ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 23, 1999 AND RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608646 AND CREATED BY DEED FROM TRIAD INVESTORS, LLC, TO 630 NORTH STATE PARKWAY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED JUNE 24, 1999 AS DOCUMENT 99608644.

17-09-227-030-1119 (Unit 2110) AND

17-09-227-030-1353 (Unit P-610)