

Warranty Deed	
Individual to Individual	
(Illinois)	
PREPARED BY: Michael L. McDermott, Esq.	
30 N. LaSalle St. #4100	
Chicago, Il. 60602	
mikemcdermott@okeefe-law.com	
MAIL TO:	
Sean Kopeny, Esq.	
751 Pompano Ln.	
Palatine, IL. 60074	
NAME & ADDRESS OF TAXPAYER:	
David Carlson	
2174 W. Leland Ave. Unit 1M	
Chicago, Il. 60625	
201708018	



Doc# 1727813046 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 12:33 PM PG: 1 OF 3

Acquest Title Services, LLC

Above Space for Recorder's Use Only

THE GRANTOR: Shannon Nyhan, a single person, of the City of Chicago, County of Cook and State of Illinois, in certain considerations of the sum of \$10.00 DOLLARS, cash and other valuable in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, convey, remise release and warrant forever unto said GRANTEE: David Carlson, a single person, on behalf of himself, all the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

Exhibit "A" attached

This is Homestead Property

SUBJECT TO: General taxes for 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;



Permanent Real Estate Index Number: 14-18-107-024-1002


Address of Real Estate: 2174 W. Leland Ave. Unit 1M, Chicago, Il. 60625 *also grantee's address*

In witness whereof, said Shannon Nyhan has executed this Warranty Deed.

DATED this 2d day of October, 2017.

X 
 Shannon Nyhan

REAL ESTATE TRANSFER TAX		05-Oct-2017
	COUNTY:	71.00
	ILLINOIS:	142.00
	TOTAL:	213.00
14-18-107-024-1002	20170901630422	0-573-896-640

REAL ESTATE TRANSFER TAX		05-Oct-2017
	CHICAGO:	1,065.00
	CTA:	426.00
	TOTAL:	1,491.00 *
14-18-107-024-1002	20170901630422	1-461-532-608

CCRD REVIEW 

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

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF Cook)

I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Shannon Nyhan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that she signed this document of her own free will.

Given under my hand and notarial seal, this 2d day of October 2017



NOTARY PUBLIC

My Commission Expires: _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

ISSUED BY

MICHAEL L. MCDERMOTT

30 N. LaSalle Street, Suite 4100, Chicago, IL. 60602

Phone: (312)621-0400 - Fax:

AS ISSUING AGENT FOR

CHICAGO TITLE INSURANCE COMPANY

Commitment Number: 2017080181

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Unit Number 1-"M" in Leland Court Condominium, as delineated on a survey of the following described real estate: Lot 2 in Block 2 in Thomas Lyman's subdivision of Blocks 1 to 6, both inclusive, in County Clerk's Division of the East 1/2 of the Northwest 1/4 of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 25506665, together with its undivided percentage interest in the common elements, in Cook County, Illinois

PIN: 14-18-107-024-1002

FOR INFORMATION PURPOSES ONLY:
THE SUBJECT LAND IS COMMONLY KNOWN AS
2174 West Leland Avenue, Unit 1M
Chicago, IL 60625