

# UNOFFICIAL COPY

## Warranty Deed



ILLINOIS

Doc# 1729601034 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 10:55 AM PG: 1 OF 2

FIDELITY NATIONAL TITLE

CH17012638

1 of 2

*Above Space for Recorder's Use Only*

THE GRANTOR(s) CCUT REALTY LLC, 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 ELIZABETH LANCASTER of Illinois, 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. \* A Single Woman

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

Permanent Real Estate Index Number(s): 14-28-105-089-1066

**Address(es) of Real Estate:**

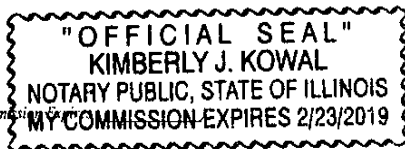
3110 N SHERIDAN RD #1405  
CHICAGO, IL 60657-4941

The date of this deed of conveyance is 10/12/2017

\_\_\_\_\_  
CCUT REALTY LLC

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Michael Vesnik 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)*



Given under my hand and official seal 10/10/2017

\_\_\_\_\_  
Notary Public

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REAL ESTATE TRANSFER TAX	13-Oct-2017
	CHICAGO: 1,950.00
	CTA: 780.00
	TOTAL: 2,730.00 *

14-28-105-089-1066 | 20170601682324 | 0-131-493-824

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

REAL ESTATE TRANSFER TAX	13-Oct-2017
	COUNTY: 130.00
	ILLINOIS: 260.00
	TOTAL: 390.00

14-28-105-089-1066 | 20170601682324 | 1-619-521-472

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## LEGAL DESCRIPTION

For the premises commonly known as: 3110 N SHERIDAN RD #1405, CHICAGO, IL 60657-4941

**Legal Description:**

UNIT NUMBER 1405 IN 3110 NORTH SHERIDAN CONDOS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 12 AND THE SOUTH 5 FEET OF LOT 11 (EXCEPT THE EAST 7 FEET OF SAID PREMISES TAKEN FOR WIDENING LAKE VIEW AVENUE) IN BLOCK 5 IN BRAUKMANN AND GEHRKES SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EAST 145 FEET OF LOT 1 IN BROUSSEAUS RESUBDIVISION OF LOTS 21 TO 24 IN CULVERS ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS OF THE NORTHWEST 1/4 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 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 AS DOCUMENT NUMBER 25288427 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-50 A LIMITED COMMON ELEMENT, AS DELINATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 25288427.

This instrument was prepared by:

Mark Edison  
Law Office Mark E. Edison PC  
1415 W. 22nd Street Tower Floor  
Oak Brook, IL 60523

Send subsequent tax bills to:

Elizabeth Lancaster  
3110 N. Sheridan Rd.  
Apt. 1405  
Chicago, IL 60657

Record e-mail recorded document to:

Eric Feldman & Associates P.C.  
Attn: Joe Baldwin  
134 N. LaSalle St, Ste  
Chicago, IL 60602 1900