

# UNOFFICIAL COPY

WARRANTY DEED  
Illinois Statutory  
(Individual to Individual)



Doc# 1729729039 Fee #42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 11:14 AM PG: 1 OF 3

**AFTER RECORDING MAIL TO:**

Edward Scholz  
820 W. Sunnyside  
# 3A, Chicago 60640

**SEND SUBSEQUENT TAX BILLS TO:**

Edward Scholz  
820 W. Sunnyside  
# 3A, Chicago 60640

Above Space for recorder's use only

THE GRANTOR; Jeremy H. Gottschalk, a single person, of 3300 N. Kenmore Ave., Chicago, IL 60657, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to:

Edward R. Scholz, a single person  
of 3018 W. Elm Dr., Norridge, IL

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PLEASE SEE ATTACHED "EXHIBIT A"**

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 forever. THIS IS NOT A HOMESTEAD PROPERTY.

SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 14-17-223-029-1013 & 14-17-223-029-1029  
Address of Real Estate: 816 W. Sunnyside Avenue, 1B, Chicago, IL 60640

Dated this 26 day of September, 2017

Jeremy H. Gottschalk

52-  
Cook  
1061  
17-23105

REAL ESTATE TRANSFER TAX		24-Oct-2017
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
14-17-223-029-1013   20170901630739   1-454-538-688		

REAL ESTATE TRANSFER TAX		24-Oct-2017
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *
14-17-223-029-1013   20170901630739   1-689-419-712		

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

JA

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STATE OF ILLINOIS )  
  ) SS.:  
COUNTY OF COOK )

I, Brian Gipson the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeremy H. Gottschalk, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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.

Given under my hand and official seal, this 26<sup>th</sup> day of September, 2017

My commission expires on 08/10, 2021

Brian Gipson  
NOTARY PUBLIC



IMPRESS  
SEAL  
HERE

**This instrument was prepared by:**

Ashen | Faulkner  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

Property of Cook County Clerk's Office

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## EXHIBIT A

UNIT NO. 816-1B AND PARKING SPACE P-23 IN SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
 THAT PART OF LOTS 4 AND 6 AND THE WEST 16 FEET OF THE NORTH 16 FEET OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AND THAT PART OF THE EAST 112 OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17 AND TOGETHER WITH LOT 6 IN BLETSCH'S RESUBDIVISION OF LOTS 11 AND 12 (EXCEPT THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION AFORESAID) ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4); THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 75.94 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. SUNNYSIDE A VENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 122.61 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 23 SECONDS EAST, 4.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 16.18 FEET TO THE NORTH FACE OF AN EXISTING 3 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE NORTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 29.33 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN SAID H. J. WALLINGFORD'S SUBDIVISION AND ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 104.21 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89 DEGREES 53 MINUTES SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF LOT 6 IN SAID BLETSCH'S RESUBDIVISION, A DISTANCE OF 65.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 (THE NORTH LINE OF SAID LOTS 12 AND 6 ALSO BEING THE SOUTH LINE OF W. WINDSOR A VENUE) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 93.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1 AND 4 IN SAID A. T. GALT'S SHERIDAN ROAD SUBDIVISION, A DISTANCE OF 52.0 FEET TO THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1; THENCE SOUTH 100 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1, 16.0 FEET TO THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1, A DISTANCE OF 16.0 FEET TO THE EAST LINE OF LOT 4 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 136.80 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS,  
 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2003 AS DOCUMENT NO. 0323731105, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

14-17-223-029-1013 AND 14-17-223-029-1039  
 814-816 W. SUNNYSIDE, UNIT 816-LB, CHICAGO, IL 60640