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WARRANTY DEED



1729810057D

Doc# 1729810057 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 12:47 PM PG: 1 OF 2

MAIL TO:

Mr. Patrick C. Anderson
Healy Scanlon Law Firm
111 West Washington Street, Suite 1425
Chicago, Illinois 60602-3445

TAXPAYER NAME & ADDRESS:

Ms. Kristin Bowser
1632 S. Indiana Avenue, Unit 602
Chicago, Illinois 60616

(Above Space for Recorder's Office Only)

THE GRANTOR, BRIAN WILSON, of 1632 S. Indiana Avenue, Unit 502, Chicago, Illinois 60616, **AS FEE SIMPLE SOLE OWNER**, for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **KRISTIN BOWSER**, of 1632 S. Indiana Avenue, Unit 602, Chicago, Illinois 60616, **THE GRANTEE, AS FEE SIMPLE SOLE OWNER**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

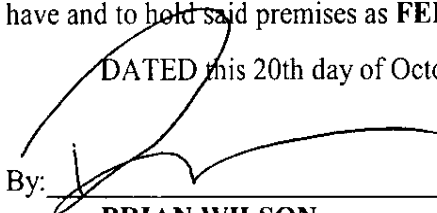
UNIT NO. GU-7 IN BICYCLE STATION LOFTS CONDOMINIUM AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THE PART SOUTH OF 16TH STREET OF BLOCK 2 OF CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO, PART OF CLARKE'S ADDITION TO CHICAGO SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97271853 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 1632 S. Indiana Avenue, Unit GU-7, Garage Unit 7, Chicago, Illinois 60616

Property Index Number: 17-22-302-046-1060 VOL. 512

Subject to real estate taxes for the years 2017 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, so long as they do not interfere with the use of the premises as a condominium with limited common element parking, 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 **FEE SIMPLE SOLE OWNER**.

DATED this 20th day of October, 2017.

By:  _____ (Grantor)
BRIAN WILSON

FIRST AMERICAN TITLE
FILE # 2802605

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INTA

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that BRIAN WILSON, 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 he signed, sealed and delivered the said instrument as his 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 notary seal, this 20th day of October, 2017.

Dominique A. Buttitta
Notary Public

My commission expires on October 20, 2017



Cook County – Illinois Transfer Stamp

Prepared by:
Angela M. Buttitta, Attorney At Law
BIRNBAUM, HADDON, GELFMAN & ARNOUX, LLC
400 West Lake Street, Suite 200, Roselle, Illinois 60172

REAL ESTATE TRANSFER TAX		23-Oct-2017
	CHICAGO:	225.00
	CTA:	90.00
	TOTAL:	315.00
17-22-302-046-1060 20171001639950 0-439-123-904		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Oct-2017
	COUNTY:	15.00
	ILLINOIS:	30.00
	TOTAL:	45.00
17-22-302-046-1060 20171001639950 0-388-513-824		