



Doc# 1730341033 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2017 11:53 AM PG: 1 OF 4

PT17-43784
**WARRANTY DEED
ILLINOIS STATUTORY**

1/1 mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-43784

THE GRANTOR, Ronald T. Cheers, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Samir Dhanani & Amy Dhanani, husband and wife, as Tenants by the Entirety, in fee simple, the following described real estate situated in the County of , in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 17-17-110-054-0000

Property Address: 1544 W. Jackson Boulevard, Chicago, IL 60607

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements, and general taxes for 2017 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17 day of October, 2017.

Ronald T. Cheers
Ronald T. Cheers

SY
P/4
SN
SOV
IN

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 6, 1 AND 8 IN BLOCK 19 IN HONORE'S RESUBDIVISION OF LOTS 17 TO 37, INCLUSIVE, IN LAFLIN AND LOOMIS' SUBDIVISION OF BLOCKS 6, 9 19 AND 20 AND THE RESUBDIVISION OF LOTS 5, 18, 21, 30, 31, 32, 33 AND 41 IN CANAL TRUSTEES' SUBDIVISION OF WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE EAST 111.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; THENCE NORTH, 148.99 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1.0 FEET OF SAID LOT 6, 110.13 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE EAST ALONG SAID SOUTH LINE, 22.00 FEET; THENCE SOUTH 148.99 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 8, 133.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST 22.00 FEET ALONG SOUTH SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 94890174, AS AMENDED BY DOCUMENT 95194082 AND AS CREATED BY DEED DATED JUNE 28, 1995 AND RECORDED JULY 1, 1995 AS DOCUMENT 95437790 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1993, AND KNOWN AS TRUST NUMBER 117688-01 TO RONALD T. CHEARS FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

25-Oct-2017



COUNTY:	590.50
ILLINOIS:	1,181.00
TOTAL:	1,771.50

17-17-110-054-0000 | 20171001642709 | 0-437-082-048

REAL ESTATE TRANSFER TAX		26-Oct-2017
CHICAGO:	8,857.50	
CTA:	3,543.00	
TOTAL:	12,400.50 *	
17-17-110-054-0000 20171001642709 2-041-876-416		

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

Property of Cook County Clerk's Office