

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc# 1730501138 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/01/2017 12:08 PM PG: 1 OF 2

Above Space for Recorder's Use Only

THE GRANTOR(s) THOMAS LEONE, ^{UNMARRIED} 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 WILLA IGLITZEN* 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.

* AS TRUSTEE, OF THE WILLA IGLITZEN Revocable Trust, 8.23.2000

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

Permanent Real Estate Index Number(s): 17-04-300-047-1195 (UNIT)
17-04-300-047-1407 (PARKING #169)

Address(es) of Real Estate:
900 N KINGSBURY ST #1041
CHICAGO, IL 60610-7449

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

THOMAS LEONE

FIDELITY NATIONAL TITLE

CH17025920
10/1

State of ILL, 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 Thomas Leone 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.

Given under my hand and official seal 10/12/2017



Notary Public

© By FNTJC 2011

REAL ESTATE TRANSFER TAX	26-Oct-2017
CHICAGO:	3,225.00
CTA:	1,290.00
TOTAL:	4,515.00

REAL ESTATE TRANSFER TAX	26-Oct-2017
COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

17-04-300-047-1195 | 20171001634419 | 1-662-271-520
* Total does not include any applicable penalty or interest due.

17-04-300-047-1195 | 20171001634419 | 1-121-630-144

SN
P2
S
SCY
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 900 N KINGSBURY ST #1041, CHICAGO, IL 60610-7449

Legal Description:

PARCEL 1:

UNIT NO. 1041, PARKING UNIT NO. P-169, IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT NO. 0020733519, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 210 , A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0020733519.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT, DATED OCTOBER 9, 2002 AND RECORDED OCTOBER 15, 2002 AS DOCUMENT 21128849 FOR THE FOLLOWING PURPOSE:

- A. INGRESS AND EGRESS AND USE
- B. STRUCTURAL SUPPORT
- C. USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D. MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E. MAINTENANCE AND USE OF EASEMENT FACILITIES
- F. SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G. WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H. UTILITIES
- I. PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
- J. EXTERIOR MAINTENANCE
- K. EXTERIOR SIGNAGE
- L. DUMPSTERS
- M. OWNED FACILITIES
- N. SHARED FACILITIES, AND
- O. OVERHANGING BALCONIES;

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:

Willa Iglitzen
900 N. Kingsbury
Unit 1055
Chicago, IL 60610

Recorder-mail recorded document to:

Willa Iglitzen
900 N. Kingsbury
Unit 1055
Chicago, IL 60610