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1/2 mail To
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT-17-43627



Doc# 1730704025 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2017 12:06 PM PG: 1 OF 4

PT-17-43627
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS, NICHOLAS S. VERCELES and BRANDI J. ANDERSON, n/k/a BRANDI ANDERSON VERCELES, Husband and Wife, CONVEY(S) and WARRANT(S) to ADRIAN NOVIK, _____, in fee simple, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 4W IN THE CA - CONDOS ON ADAMS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 2 AND 8, ALL OF LOTS 9, 10, 11, 12, 13 AND A PART OF LOT 14, TAKEN AS A TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A POINT ON THE SOUTH LINE OF SAID LOT 8, SAID POINT BEING 150.00 FEET WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF WEST ADAMS STREET AND SOUTH ABERDEEN STREET; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOTS 8, 9, 10, 11, 12, 13 AND 14, A DISTANCE OF 210.23 FEET TO A POINT THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE TO A POINT ON THE NORTH LINE OF SAID LOT 14, THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 2, 8, 9, 10, 11, 12, 13 AND 14, A DISTANCE OF 210.23 FEET TO A POINT; THENCE SOUTH TO THE POINT OF BEGINNING, ALL IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 OF BLOCK 12 (EXCEPT THE WEST 200 FEET THEREOF) IN CANAL TRUSTEES SUBDIVISION OF THE 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, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 12/30/2014 AS DOCUMENT NUMBER 1436419056, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-37 AND STORAGE UNIT SL-1128-4W, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-17-210-116-1036

Address (es) of Real Estate: 1128 West Adams Street, Unit 4W, Chicago, Illinois 60607

This 28 day of September, 2017

NICHOLAS S. VERCELES

BRANDI J. ANDERSON, n/k/a
BRANDI ANDERSON VERCELES

S [initials]
P [initials]
S [initials]
SC [initials]
INT [initials]

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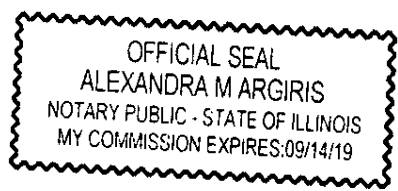
STATE OF ILLINOIS ss.

COUNTY OF COOK _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that NICHOLAS S. VERCELES and BRANDI ANDERSON VERCELES, Husband and Wife, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of September, 20 17

Alexandra Margiris (Notary Public)



Prepared by:
Kimberly Freeland, Attorney at Law, 806 North Leoria Street, Chicago, IL 60642

~~Mail To:~~
STEVEN FELTON
2220 WEST NORTH AVENUE
CHICAGO, ILLINOIS 60647

Name and Address of Taxpayer:
ADRIAN NOVIK
1128 West Adams Street, Unit 4W
Chicago, Illinois 60607

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

27-Oct-2017



CHICAGO:

7,425.00

CTA:

2,970.00

TOTAL:

10,395.00

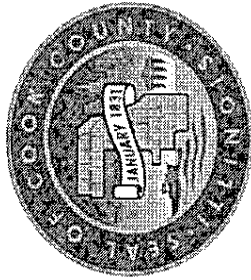
17-17-210-116-1036 | 20171001635619 | 0-156-622-784

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

27-Oct-2017



COUNTY:	495.00
ILLINOIS:	990.00
TOTAL:	1,485.00

17-17-210-116-1036

20171001635619

0-658-612-256

Property of Cook County Clerk's Office