

UNOFFICIAL COPY

WARRANTY DEED

17018820NE
NH 1 & 4

Doc#: 1731949129 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/15/2017 10:52 AM Pg: 1 of 4

Dec ID 20171101652871
ST/CO Stamp 1-640-755-232 ST Tax \$143.00 CO Tax \$71.50
City Stamp 0-291-184-672 City Tax: \$1,501.50

Joint Tenants

THIS INDENTURE WITNESSETH, that the Grantors, **Edward L. Felchner and Paula J. Felchner, husband and wife**, of 3750 N. Lake Shore Drive #12F, of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY and WARRANT to **Matthew William Davis and Truly J. Ross, as tenants in common in Fee Simple**, Grantee, whose mailing address is 6 N. 42nd Road, Mendota, IL 61342, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; party-wall agreements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; limitations and conditions imposed by the condominium association and by the condominium association declaration and bylaws; installments due after Closing of assessments established pursuant to covenants, conditions and restrictions of record and condominium association declarations and bylaws; Assessment lien in favor of Streeterville Center LLC against Streeterville Condominium Association unit owners recorded November 6, 2015 as Document Number 1531029051; encroachments of record; and general real estate taxes not yet due and payable.

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 the said premises in **Fee Simple**, forever.

PIN: 17-10-203-027-1104

Address: 233 E. Erie Street #1904, Chicago, IL 60611

DATED THIS 13th DAY OF NOVEMBER, 2017.

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Edward L. Felchner
Edward L. Felchner

Paula J. Felchner
Paula J. Felchner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I Bonita E. Webb, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Edward L. Felchner, personally known to me (or proved to me on the basis of sufficient evidence) to be the same person whose name is subscribed to the within instrument, appeared before me this day in person, and acknowledged to me that he executed said instrument as his free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal this 13th day of November, 2017.

Bonita E. Webb
Notary Public

Commission Expires: 10/19/2020

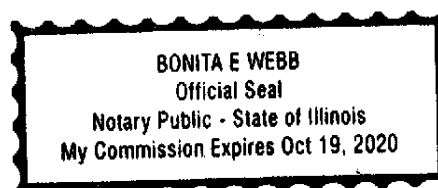
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I Bonita E. Webb, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Paula J. Felchner, personally known to me (or proved to me on the basis of sufficient evidence) to be the same person whose name is subscribed to the within instrument, appeared before me this day in person, and acknowledged to me that she executed said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal this 13th day of November, 2017.

Bonita E. Webb
Notary Public

Commission Expires: 10/19/2020



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Prepared By:

Erin Felchner

3920 N. Lake Shore Sr. #15N

Chicago, IL 60613

After recording return to:

Miles & Gurney, LLC

225 W. Washington Street

Suite 2200

Chicago, IL 60606

Attn: Adam Gurney

Send future tax bills to:

Matthew William Davis and Truly J. Ross

6 N. 42nd Road

Mendota, IL 61342

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:
UNIT 1904 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26017897, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO MAINTAIN PARTY WALL AS ESTABLISHED BY PARTY WALL AGREEMENT RECORDED AS DOCUMENT NO. 1715549, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:
ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFITS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 RECORDED AS DOCUMENT NUMBER 26017894.

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