

UNOFFICIAL COPY

Doc#: 1731915089 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/15/2017 11:36 AM Pg: 1 of 3

WARRANTY DEED

Joint Tenants

Dec ID 20170601666197
ST/CO Stamp 0-178-522-144 ST Tax \$405.50 CO Tax \$202.75
City Stamp 0-634-712-096 City Tax: \$4,257.75

After recording, mail deed to:

Erica Buthmann
Law Offices of Kimberly Duda, Ltd.
811 W. Superior Street, Suite 1
Chicago, IL 60642-4264

GRANTOR(S), Matthew J. Herbert and Danielle J. Cybulski-Herbert, husband and wife, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Jules A. Heinemann III, a single man, and Katelyn R. Martin, a single woman, not as tenants in common, but as Joint Tenants with rights of survivorship, of 2911 N. Western Avenue, # 403, Chicago, Illinois 60618

the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

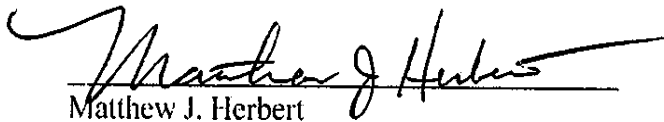
SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

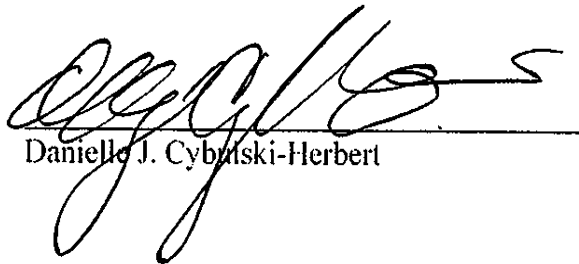
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 14-31-327-070-1003

Property Address: 1671 N. Claremont Avenue, Unit 3, Chicago, IL 60647-5669

DATED this 6 day of NOVEMBER, 2017.


Matthew J. Herbert


Danielle J. Cybulski-Herbert

17WSA969321NA AV 1 of 2

Chicago Title

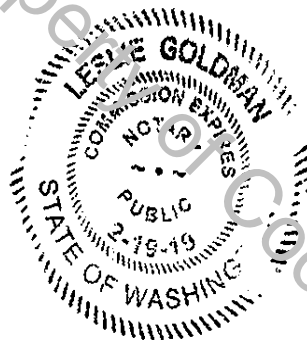
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STATE OF Washington,
COUNTY OF King) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that that the above named person(s), Matthew Herbert and Danielle Styburski-Herbert, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 this 6 day of November, 2017.



Leslie Goldsman
(SEAL)

This document prepared by:

John J. O'Leary
Attorney at Law
120 S. State Street, Suite 200
Chicago, Illinois 60603

Send future tax bills to:

Jules A. Heinemann III
Katelyn R. Martin
1671 N. Claremont Avenue, Unit 3
Chicago, IL 60647-5669

Properly Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1671-3 IN 1671 NORTH CLAREMONT CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 67 (EXCEPT THE WEST 4.5 FEET THEREOF) AND ALL OF LOT 68 IN ISHAM'S RESUBDIVISION OF BLOCKS 3,4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 34 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR 1671 NORTH CLAREMONT CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0405832135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT WITH RESPECT TO PARCEL 1, ALSO THE EXCLUSIVE RIGHT TO THE USE OF THE DECK LOCATED AT THE REAR OF UNIT 1671-3 AS A LIMITED COMMON ELEMENT, ALL AS SET FORTH ON THE ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID TO THE DECLARATION AFORESAID, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1671 N. Claremont Avenue, Unit 3, Chicago, IL 60647-5669

PERMANENT INDEX NUMBER: 14-31-327-070-1003