

UNOFFICIAL COPY

Saturn Title LLC
1720517



Doc# 1733555170 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 02:53 PM PG: 1 OF 3

16F
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Michlyn Properties, LLC, of the City of Grass Valley, State of CA, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Curt J. Karas and Nelda J. Karas, husband and wife of 1875 Fays Ln., Sugar Grove, IL 60554,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2016 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.


Permanent Index Number(s): 14-16-300-032-1017

Property Address: 4343 N. Clarendon Ave., Unit 2001, Chicago, IL 60613

Dated this 16th day of November, 2017.

Michlyn Properties, LLC


By: Michelle Small, Manager


By: Carolyn Small, Manager

REAL ESTATE TRANSFER TAX		28-Nov-2017
CHICAGO:		1,012.50
CTA:		405.00
TOTAL:		1,417.50 *

14-16-300-032-1017 | 20171101652745 | 1-826-981-920
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Nov-2017
COUNTY:		67.50
ILLINOIS:		135.00
TOTAL:		202.50

14-16-300-032-1017 | 20171101652745 | 0-484-804-640

UNOFFICIAL COPY

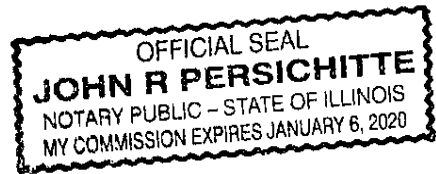
STATE OF ILLINOIS)
)
COUNTY OF DuPage) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Michlyn Properties, LLC**, 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 notarial seal, this 16 day of November, 2017.

[Signature]
Notary Public

My commission expires 1-6-2020



THIS DOCUMENT PREPARED BY:
William A. Deitch, PC
600 W. Roosevelt Road, Suite A-1
Wheaton, IL 60187

MAIL TAX BILL TO:
Curt J. Karas and Nelda J. Karas
4343 N. Clarendon Ave. #2001
Chicago, IL 60613

MAIL RECORDED DEED TO:

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **UNIT 2001, TOGETHER WITH THE RIGHT TO USE PARKING SPACE P-204, IN THE BOARDWALK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 11, 12, 13, 14, 15, AND 16, IN C. U. GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF LOTS 5, 6, 23, AND 24, AND THAT PART OF THE VACATED STREETS BETWEEN SAID LOTS IN SCHOOL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25120912 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 14-16-300-032-1017

Property Address: 4343 N. Clarendon Ave., Unit 2001, Chicago, IL 60613

Property of Cook County Clerk's Office