

UNOFFICIAL COPY

PREPARED BY:

Daniel Chase Gentile
1400 E. Touhy Ave., Suite 409
Des Plaines, IL 60018

MAIL TAX BILL TO:

Nicholas P.O. Lamoureux
2352 W. Shakespeare Ave., #3A
Chicago, IL 60647

MAIL RECORDED DEED TO:

Nicholas P.O. Lamoureux
2352 W. Shakespeare Ave
Unit 3A
Chicago, IL
60647

17041510029

2/3



17339100380

Doc# 1733910038 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2017 03:00 PM PG: 1 OF 2

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Nicholas Garcia and Erin L. Hurley, husband and wife 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, CONVEY(S) AND WARRANT(S) to Nicholas P.O. Lamoureux, a single man of 1069 N. Hermitage Ave, Chicago, Illinois 60647, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT 3A IN WESTERN-SHAKESPEARE CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708215192, BEING A PORTION OF: LOTS 2,3 AND 4 (EXCEPT THAT PORTION OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO WEST LINE OF SECTION 31 FOR THE WIDENING OF WESTERN AVENUE) IN EDWARD STEINBRECHER'S SUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 12 IN HOLSTEIN BEING THE WEST 1/2 THE NORTHWEST 1/4 OF OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708215192 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARKING SPACE P-8 IN WESTERN-SHAKESPEAR CONDOMINIUM AS ORIGINALLY DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708215192, AND NOW AMENDED TO DEPICT IT AS AN INDIVIDUALLY DEEDED PARKING SPACE AND NOT A LIMITED COMMON ELEMENT UNDER THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF WESTERN-SHAKESPEAR CONDOMINIUMS RECORDED AS DOCUMENT NO. 0836445137 ON 12/29/2008 IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS.

For informational purposes:

2352 W. Shakespeare Ave., #3A, Chicago, IL 60647

Permanent Index Number(s): 14-31-118-035-1004

Property Address: 2352 W. Shakespeare Ave., #3A, Chicago, IL 60647

Permanent Index Number(s): 14-31-118-035-1017

2352 W Shakespeare P8, Chicago, IL 60647

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago IL 60606-4950
Attn: Search Department

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Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Dated this 22nd day of November, 2017

Nicholas Garcia

Erin L. Hurley

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas Garcia and Erin L. Hurley, 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

22 day of November, 2017

Natasha Lo Presti
Notary Public

My commission expires: 04-05-2019

Exempt under the provisions of paragraph _____



REAL ESTATE TRANSFER TAX 04-Dec-2017



CHICAGO: 3,300.00
CTA: 1,320.00
TOTAL: 4,620.00 *

14-31-118-035-1004 | 20171101660977 | 1-267-570-720

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 04-Dec-2017



COUNTY: 220.00
ILLINOIS: 440.00
TOTAL: 660.00

14-31-118-035-1004 | 20171101660977 | 0-462-264-352