

UNOFFICIAL COPY

GIT

40034712 ^{1/4} (EED)

WARRANTY DEED
ILLINOIS STATUTORY
Individual



Doc# 1734057036 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2017 12:55 PM PG: 1 OF 2

THE GRANTOR(S), James David Edgerton, a married individual, of the City of Sarasota, State of Florida, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Nevenka Vasilj, _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 659 ALDINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 20183917, AS AMENDED FROM TIME TO TIME, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 2017 and subsequent years; leases and tenancies disclosed to Buyer; and installments due after the date of closing of assessments established pursuant to the Declaration of Condominium;

THIS IS NOT HOMESTEAD PROPERTY.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 14-21-311-059-1001
Address(es) of Real Estate: 659 W. Aldine Avenue, Unit 1-A, Chicago, IL 60657

Dated this 13th day of November, 20 17

X [Signature]
James David Edgerton

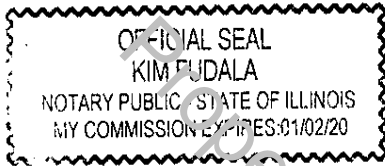
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STATE OF IL, COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **James David Edgerton**, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 13th day of November, 20 17.

Kim Ludala (Notary Public)



Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia
Orland Park, IL 60462

Majl to:
Arnold H. Landis
77 W. Washington #102
Chicago, IL 60602

Name and Address of Taxpayer:
Berwyn Campbell Management
2416 W Berwyn
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		04-Dec-2017
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
14-21-311-059-1001 20171101661757 2-051-345-2		

REAL ESTATE TRANSFER TAX		04-Dec-2017
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00 *
14-21-311-059-1001 20171101661757 0-640-825-280		

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