

# UNOFFICIAL COPY

Doc#: 1734218032 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/08/2017 11:26 AM Pg: 1 of 3

## WARRANTY DEED

*P17-44765 WP*

Dec ID 20171101660424  
ST/CO Stamp 1-185-249-216 ST Tax \$19.00 CO Tax \$9.50  
City Stamp 1-673-926-688 City Tax: \$199.50

### THE ABOVE SPACE FOR RECORDER'S USE ONLY

*Handwritten: P17-44765 WP*  
*Handwritten: [unclear] + [unclear]*  
THIS INSTRUMENT, made this 1<sup>st</sup> day of December, 2017, between Kevin Bradbury and Diane Bradbury f/k/a Diane Vecchio, Grantors, in consideration of the sum of \$19,000.00 and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto Stephen Paterson, Grantee,

THE PROPERTY COMMONLY KNOWN AS: 900 North Kingsbury Street, P-101, Chicago, Illinois 60610

PROPERTY INDEX CODE: 17-04-300-047-1339

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

#### PARCEL 1:

PARKING UNIT NO. P-101, IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT NO. 0020733519, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT, DATED OCTOBER 9, 2002 AND RECORDED OCTOBER 15, 2002 AS DOCUMENT 21128849.

Grantor hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors

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and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

**SUBJECT TO:** Easements, covenants, restrictions, setback lines, leases and highways of record or openly existing, if any, and further subject to 2017 and future years real estate taxes.

Together with the hereditaments, tenements and appurtenances thereunto belonging.

**IN WITNESS WHEREOF**, said Grantor has hereunto set his hand and seal the day and year first above written.

*Kevin Bradbury*

Kevin Bradbury, Grantor

*Diane Bradbury FKA Diane Vecchio*

Diane Bradbury F/K/A Diane Vecchio, Grantor

*By KEVIN BRADBURY AS ATTORNEY IN FACT*  
*[Signature]*

Affix Transfer Stamp	
Or	
"Exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law."	
_____	_____
Date	Buyer, Seller or Representative

STATE OF IL )  
 )  
COOK COUNTY )

SS

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: KEVIN BRADBURY and DIANE BRADBURY f/k/a DIANE VECCHIO, who are personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and *\* by Kevin Bradbury, her attorney in fact*

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acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 1<sup>st</sup> day of December, 2017.



Beth Lasalle

NOTARY PUBLIC

**FUTURE TAXES & RETURN TO:**  
Stephen Paterson  
1876 North Burling Street  
Chicago, IL 60614

**PREPARED BY:**  
Scott R. Hall  
Barrick, Switzer, Long, Balsley & Van Evera  
6833 Stalter Drive, First Floor  
Rockford, IL 61107

Return To:  
Kevin A. Sterling, Esq.  
The Sterling Law Office LLC  
411 North LaSalle St, Suite 200  
Chicago, IL 60654

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