

# UNOFFICIAL COPY

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GIT (1/3)

## WARRANTY DEED

Doc#: 1736215072 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/28/2017 10:34 AM Pg: 1 of 2

Dec ID 20171101661911  
ST/CO Stamp 0-811-501-600 ST Tax \$465.00 CO Tax \$232.50  
City Stamp 0-990-100-416 City Tax: \$4,882.50

The GRANTOR, Carol  
Pranczke, ~~is~~ surviving joint tenant, for  
and in consideration of TEN and no/100  
(\$10.00) dollars, and other good and  
valuable consideration in hand paid,  
CONVEY(S) and WARRANT(S) to the  
GRANTEE(S) 2437 N Ashland, LLC,  
the following described Real Estate  
situated in the County of Cook in the  
State of Illinois, to wit:

\* a single woman.

LOT 17 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND  
PARALLEL WITH THE WEST LINE OF SECTION 29), TOWNSHIP 40 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED TO THE  
CITY OF CHICAGO BY DOCUMENT NUMBER 10713899, IN LOT 8 IN LILL AND  
MUELLER'S SUBDIVISION OF LOTS 7 AND 8 IN THE ASSESSOR'S DIVISION OF  
BLOCK 42 IN SHEFFIELD'S ADDITION TO CHICAGO, IN COOK COUNTY,  
ILLINOIS.

together with all rights, titles, and interests appurtenant thereto 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 in FEE SIMPLE ABSOLUTE.

This Warranty Deed and the conveyance hereinabove set forth is executed by  
Grantor and accepted by Grantee subject to all easements, restrictions, reservations and  
covenants now of record and further subject to all matters that a current, accurate survey  
of the Property would show (hereinafter referred to collectively as the "Permitted  
Exceptions").

Subject to: General taxes for 2017 and subsequent years, covenants, conditions,  
restrictions and easements of records; building lines, if any.

**THIS IS NOT HOMESTEAD PROPERTY.**

PERMANENT REAL ESTATE INDEX NUMBER(S): 14-29-317-010-0000  
ADDRESS OF REAL ESTATE: 2437 N Ashland, Chicago, IL

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DATED this 11 day of 28, 2017  
11/28/17

Carol L. Pranczke  
Carol Pranczke, surviving joint tenant

State of ILLINOIS )  
County of COOK ) SS

I, Kerry Butler, a notary public in and for said County, in the State aforesaid, do hereby certify that Carol L. Pranczke personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28<sup>th</sup> day of NOVEMBER, 2017

Kerry Butler  
Notary public

Commission expires 6/18/2019



This instrument was prepared by:  
Mona Naser  
Davis McGrath LLC  
125 South Wacker Drive,  
Suite 1380  
Chicago, IL 60606

Mailed to:  
KIM FREELAND  
806 N. PEORIA  
CHICAGO IL 60642

REAL ESTATE TRANSFER TAX		05-Dec-2017
	COUNTY:	232.50
	ILLINOIS:	465.00
	TOTAL:	697.50
14-29-317-010-0000   20171101661911   0-811-501-600		

REAL ESTATE TRANSFER TAX		05-Dec-2017
	CHICAGO:	3,487.50
	CTA:	1,395.00
	TOTAL:	4,882.50 *
14-29-317-010-0000   20171101661911   0-990-100-416		
* Total does not include any applicable penalty or interest due.		