

# UNOFFICIAL COPY



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STC 01146-55249

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
JOINT TENANTS**

Doc#: 1736308057 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/29/2017 11:33 AM Pg: 1 of 3

Dec ID 20171201670467  
ST/CO Stamp 1-198-106-656 ST Tax \$181.00 CO Tax \$90.50  
City Stamp 0-410-677-280 City Tax: \$1,900.50

THE GRANTORS, Seth A. Mahler a/k/a Seth A. Maher, a married man, of the City of Chicago, County of Cook, State of Illinois and Jason L. Pohlonski, divorced and not since remarried, of the City of Ann Arbor, County of Washtenaw, State of Michigan, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

John Dyer and Sean Dyer, not as tenants in common, but as joint tenants.

GRANTEES' ADDRESS: 1660 N. LaSalle St., #3201, Chicago, Illinois 60614,

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** Covenants, conditions, and restrictions of record; Public and utility easements; Acts done by or suffered through Buyers; Homeowners or condominium association declaration and bylaws, and General real estate taxes not yet due and payable at the time of Closing;

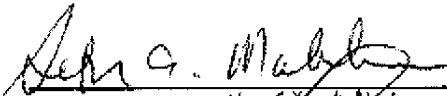
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.


Permanent Real Estate Index Number: 14-28-118-053-1017

Address of Real Estate: 2930 N. Sheridan Rd., Unit 302, Chicago, Illinois 60657-6601

Dated this 14<sup>th</sup> day of December, 2017

  
Seth A. Mahler a/k/a Seth A. Maher

  
Jason L. Pohlonski

REAL ESTATE TRANSFER TAX		21-Dec-2017
	<b>CHICAGO:</b>	1,357.50
	<b>CTA:</b>	543.00
	<b>TOTAL:</b>	1,900.50 *

14-28-118-053-1017 | 20171201670467 | 0-410-677-280

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

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Seth A. Mahler, personally known to me 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 20<sup>th</sup> day of December, 2017.

\* a.k.a Seth A. Mahler



*[Signature]*  
\_\_\_\_\_  
(Notary Public)

STATE OF MICHIGAN, COUNTY OF WASHTENAW ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason L. Pohlonski, personally known to me 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 14 day of December, 2017.

ALYSSA SNYDER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WASHTENAW  
MY COMMISSION EXPIRES Jan 22, 2022  
ACTING IN COUNTY OF Washtenaw

*[Signature]*  
\_\_\_\_\_  
(Notary Public)

**Prepared By:** Christopher L. Palanca  
Attorney at Law  
77 W. Washington St., Suite #520  
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		26-Dec-2017
		COUNTY: 90.50
		ILLINOIS: 181.00
		TOTAL: 271.50
14-28-118-053-1017		20171201670467   1-198-106-656

**Mail To:**  
Dorothy M. Culhane  
Dorothy M. Culhane, P.C.  
1910 S. Indiana Ave., Unit 623  
Chicago, Illinois 60616

**Name & Address of Taxpayer:**  
John Dyer and Sean Dyer  
2930 N. Sheridan Rd., Unit 302  
Chicago, Illinois 60657-6601

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## EXHIBIT 'A' Legal Description

✓ Unit 302 in the 2930 North Sheridan Tower Condominium, as delineated on a Survey of the following described tract of land:

Lot 'A' (except that part taken and dedicated for Sheridan Road) and Lots 1, 2, and 3 in Block 2 Gilbert Hubbard's Addition to Chicago of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0715022027; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Property of Cook County Clerk's Office