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1800512011D

Doc# 1800512011 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2018 09:43 AM PG: 1 OF 4

WARRANTY DEED

FOR RECORDER'S USE ONLY

GRANTORS, Bren. R. Baumann, and Karen Martinez n/k/a Karen Baumann, a married couple, as tenants by the entirety, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, NEVENKA VASILJ, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 14-20-103-092-1012
Address of Real Estate: 1252 W. Byron St 1252-3, Chicago, IL 60613

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

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MNW 7130181 NS

Handwritten signature/initials

SV
P 4
S N
SCV
INT

Table with 2 columns: REAL ESTATE TRANSFER TAX, 22-Dec-2017. Rows: COUNTY: 189.00, ILLINOIS: 378.00, TOTAL: 567.00. Includes seals and reference numbers.

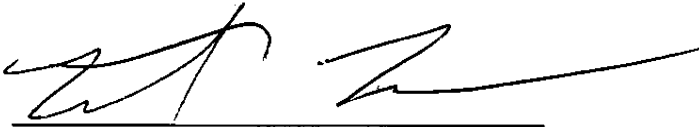
Table with 2 columns: REAL ESTATE TRANSFER TAX, 22-Dec-2017. Rows: CHICAGO: 2,835.00, CTA: 1,134.00, TOTAL: 3,969.00. Includes seal and reference numbers.

CROS002:51100\3196706.1

BOX 333 CTI

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this November 13, 2017

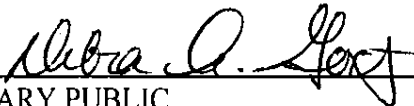


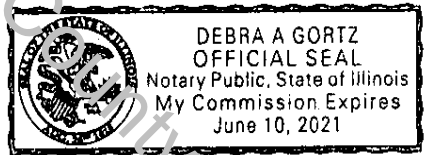
Brent R. Baumann

STATE OF Illinois)
) SS.
COUNTY OF LAKE)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Brent R. Baumann**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13 day of November, 2017


NOTARY PUBLIC
My commission expires: 6-10-21



Prepared By:

Scott A. Weinstein, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

After Recording Mail to:

Arnold H. Landis
77 West Washington Street Ste 702
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

NEVENKA VASILJ
6947 N. Algonquin Rd.
Chicago, IL 60647

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 14 day of November, 2017.

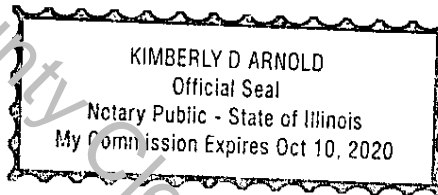
Karen Martinez n/k/a Karen Baumann
Karen Martinez n/k/a Karen Baumann

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Karen Martinez n/k/a Karen Baumann**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14 day of November, 2017

Kimberly D Arnold
NOTARY PUBLIC
My commission expires: 10-10-2020



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1252-3 IN THE BYRON STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THE WEST 63.97 FEET OF LOT 1 AND THE WEST 63.97 FEET OF THE NORTH 2.45 FEET OF LOT 2, THE WEST 103.97 FEET OF LOT 2 (EXCEPT THE NORTH 2.45 FEET THEREOF), LOT 3 (EXCEPT THAT PART OF THE NORTH 4.45 FEET LYING EAST OF THE WEST 103.97 FEET THEREOF) AND THE WEST 178.00 FEET OF LOTS 3, 4, AND 5 (EXCEPT THE NORTH 4.45 FEET, LYING EAST OF THE WEST 103.97 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF LOTS 3, 4 AND 5 LYING EAST OF THE WEST 178.00 FEET (EXCEPT THE NORTH 4.45 FEET OF SAID LOT 3) IN IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97067011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 18, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 97067011, IN COOK COUNTY, ILLINOIS.