

UNOFFICIAL COPY

Doc#: 1801918006 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/19/2018 09:41 AM Pg: 1 of 3

Dec ID 20180101678946
ST/CO Stamp 1-709-310-496 ST Tax \$547.50 CO Tax \$273.75
City Stamp 1-145-011-232 City Tax: \$5,748.75

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS, JOHN DUFFIELD AND JACLYN DUFFIELD, husband and wife, of 3839 N. Ashland Avenue, Unit #3, of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to TROY RYSAVY of 1264 W. Byron #2, Chicago, IL 60613, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

* AN UNMARRIED PERSON

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number(s): 14-20-105-011-0000 .

Address(es) of Real Estate: 3839 N. Ashland Avenue, ~~Unit~~ #3, Chicago, IL 60613.

Dated this 13th day of January, 20 18.



JOHN DUFFIELD



JACLYN DUFFIELD

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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 JOHN DUFFIELD AND JACLYN DUFFIELD, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 13th day of January, 2018.



[Signature] (Notary Public)

Prepared by:
Kevin Mitrick, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:
Don Battaglia, Esq.
5543 W. Diversey
Chicago, IL 60639

Name and Address of Taxpayer:
TROY RYSAVY
3837 N. ARLAND #3
CHICAGO, IL 60613

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EXHIBIT "A"



PARCEL 1:


UNIT 3 IN 3839 ASHLAND CONDOMINIUMS, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

THE SOUTH HALF OF LOT 20 (EXCEPT THAT PART TAKEN BY CITY OF CHICAGO FOR THE WIDENING OF NORTH ASHLAND AVENUE) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2015, AS DOCUMENT NO. 1533729001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, STORAGE SPACE S-4, EACH OF WHICH IS A LIMITED COMMON ELEMENT, AS DELINEATED ON THAT PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2015, AS DOCUMENT NO. 1533729001.

REAL ESTATE TRANSFER TAX		18-Jan-20 ¹⁸
	COUNTY:	273.75
	ILLINOIS:	547.50
	TOTAL:	821.25
14-20-105-011-0000	20180101678946	1-709-310-496

REAL ESTATE TRANSFER TAX		18-Jan-2018
	CHICAGO:	1,106.25
	CTA:	1,642.50
	TOTAL:	2,748.75 *
14-20-105-011-0000	20180101678946	1-145-011-222

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