

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#. 1802315013 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/23/2018 09:18 AM Pg: 1 of 3

Dec ID 20180101681133  
ST/CO Stamp 1-547-194-912 ST Tax \$432.50 CO Tax \$216.25  
City Stamp 1-278-759-456 City Tax: \$4,541.25

Property of Cook County Clerk's Office

**THE GRANTORS, MICHAEL N. FANELI and JENNIFER B. FANELLI, husband and wife** of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** unto **GRANTEES, RYAN J. NELSON and KELLY M. NELSON, husband and wife**

*O'Brien \* \* n/k/a Kelly O'Brien Nelson*

\*\*Strike Inapplicable

- (a) ~~as Tenants in Common~~
- (b) ~~not as Tenants in Common, but as Joint Tenants~~
- (c) Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

(GRANTEE'S ADDRESS) of 1247 W. Madison, Unit 310, Chicago, Illinois 60607, of the County of , all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### Legal Description attached hereto as Exhibit "A"

Permanent Index Number(s): 17-06-429-029-1003  
Address of Real Estate: 907 N. Wood, Unit 3N, Chicago, IL 60622

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

**SUBJECT TO:** terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; 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; and general real estate taxes not due and payable at the time of Closing.

Chicago Title 17ST07965NB 1 of 2

# UNOFFICIAL COPY

Dated this 13 day of January, 2018

Grantor:

*Michael N. Fanelli*

MICHAEL N. FANELI

Grantor:

*Jennifer B. Fanelli*

JENNIFER B. FANELLI

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

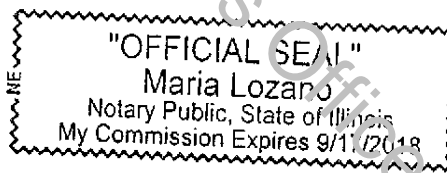
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT MICHAEL N. FANELI and JENNIFER B. FANELLI** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 13 day of January, 2018.

*Maria Lozano*  
Notary Public

**Prepared By:** William Mosconi, Esq.  
DEFRENZA MOSCONI, PC  
707 Skokie Boulevard, Suite 410  
Northbrook, Illinois 60062

**Mail To:** ~~James D. Zazakis, Esq.~~  
~~ATTORNEY AT LAW~~  
3832 N Ashland Ave., Suite 1S  
Chicago, Illinois 60613



**Taxpayer:** Ryan and Kelly Nelson  
907 N. Wood, Unit 3N  
Chicago, IL 60622

# UNOFFICIAL COPY

## EXHIBIT 'A' Legal Description

Parcel 1:

Unit 3N in 905-07 North Wood Condominium as delineated on a survey of the following described real estate: Lot 6 in Block 20 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 97633569, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to use Parking Space G-1 as a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as document 97633569.

Property of Cook County Clerk's Office