

Warranty Deed

UNOFFICIAL COPY



ILLINOIS

Doc# 1803041030 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2018 10:22 AM PG: 1 OF 2

Above Space for Recorder's Use Only

THE GRANTOR, Joel R. Rotondo /a single man of the Village of Barrington, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Ihab Bishay and Maggie Bishay, his wife, not as tenants in common or joint tenants, but as tenants by the entirety, of 701 S. Wells Street, Unit 3301, Chicago, IL 60607, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page 7 for legal description attached hereto and made part hereof)

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

SUBJECT TO: General taxes for 2017 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-16-402-050-163
Address of Real Estate: 701 S. Wells Street, Unit 3301, Chicago, IL 60607

The date of this deed of conveyance is January 18, 2018.

which do not impair Buyers' use of the Property as a condominium residence and do not provide for forfeiture or reversion in the event of a breach.

Joel R. Rotondo

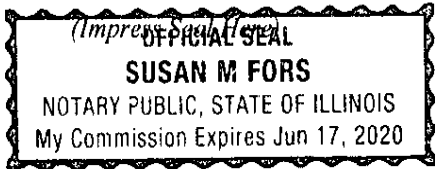
(SEAL)

State of Illinois)
County of Cook) ss.

FIDELITY NATIONAL TITLE

0217033049

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joel R. Rotondo is 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 18th day Of January, 2018.

Susan M. Fors
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 701 S. Wells Street, Unit 3301, Chicago, IL 60607

Legal Description:

PARCEL 1:

UNIT(S) 3301 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		18-Jan-2018
CHICAGO:		2,812.50
CTA:		1,125.00
TOTAL:		3,937.50 *

17-16-402-050-1163 | 20180101683510 | 0-403-210-784
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jan-2018
COUNTY:		187.50
ILLINOIS:		375.00
TOTAL:		562.50

17-16-402-050-1163 | 20180101683510 | 1-236-017-696

This instrument was prepared by
 Jwan Arnold
 Sosin, Arnold & Schoenbeck, Ltd.
 9501 W. 144th Pl., #205
 Orland Park, IL 60462

Send subsequent tax bills to:
 Ihab Bishay and Maggie Bishay
 701 S. Wells Street, Unit 3301
 Chicago, IL 60607

Recorder-mail recorded document to:
 Cherie E. Thompson
 Thompson & Thompson
 19 S. LaSalle Street, Suite 302
 Chicago, IL 60603