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WARRANTY DEED

Doc#: 1803208142 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2018 01:27 PM Pg: 1 of 3

Dec ID 20180101683931
ST/CO Stamp 1-796-430-880 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-301-707-808 City Tax: \$4,725.00

Mail to:
Kathryn K. Arnold, Esq.
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60611

THE GRANTOR, Ramon C. Cabe, a single man, in consideration of TEN DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Dennis Beck and Elizabeth Beck, the following described Real Estate situated in Chicago, Cook County, Illinois, to wit:

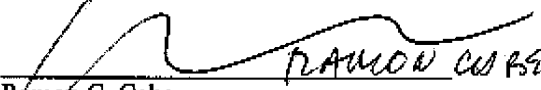
Legal Description Attached Hereto as Exhibit A



Property Address: 175 E Delaware Place, Unit 8109
Chicago, Illinois 60611

P.I.N.: 17-03-220-020-1590


SUBJECT TO: A) covenants, conditions, and restrictions of record; B) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; C) General Taxes for the year 2017 (2nd installment) and subsequent years, 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 with rights of Survivorship.

DATED this 24 day of January 2018.


Ramon C. Cabe

REAL ESTATE TRANSFER TAX		01-Feb-2018
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
17-03-220-020-1550 20180101683931 1-796-430-880		

Mail tax bill to: Dennis Beck
175 E. Delaware Pl, Unit 8109
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		01-Feb-2018
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
17-03-220-020-1590 20180101683931 0-301-707-808		

Prepared by: Joseph R. Ziccardi, Esq.
77 W. Washington St, Suite 705
Chicago, Illinois 60602-3641

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


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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ramon C. Cabe, personally known to me to be the same person(s) whose name(s) 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 notarial seal this 24th day of January 2018.





Notary Public

Commission Expires: 10/25/21

PROPERTY OF Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT NUMBER 8109 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

PARTS OF THE LAND, PROPERTY AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28, INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1 TO 4, INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14, LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT NUMBER 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, COVENANTS, RESTRICTIONS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22434263, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 175 E. DELAWARE PLACE, UNIT 8109
CHICAGO, ILLINOIS 60611

P.I.N.: 17-03-220-020-1590