

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

### JOINT TENANCY

PT18-44785 O

mail TO  
Proper Title, LLC  
1/1 180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PT18-44785

Doc#: 1804646103 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/15/2018 11:59 AM Pg: 1 of 3

Dec ID 20180201698022  
ST/CO Stamp 1-169-955-360 ST Tax \$342.00 CO Tax \$171.00  
City Stamp 0-759-902-752 City Tax: \$3,591.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Travis M. Bose, a single man, of 1601 West School Street, Unit 311, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Griffin Forkin, a single man, of 1307 West Foster Avenue, Unit 1E, Chicago, Illinois and Timothy Forkin, a married man, of 12567 Highfield Circle, Bradenton, Florida, 34202, not as Tenants by the Entirety, or Tenants in Common, but at Joint Tenants with the right of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-19-426-042-1021

Property Address: 1601 West School Street, Unit 311, Chicago, IL 60657

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 2<sup>nd</sup> day of February, 2018.

X Travis M. Bose  
Travis M. Bose

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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, CERTIFY THAT Travis M. Bose, 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 in the 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 notarial seal, this 2nd day of February, 2018.



*Cynthia Ramirez*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Michelle Laiss  
1530 West Fullerton Avenue  
Chicago, IL 60614

~~MAIL TO:~~  
~~Anthony Musillami~~  
~~MUSILLAMI LAW OFFICES, LTD.~~  
~~220 North Green Street~~  
~~Chicago, IL 60607~~

SEND SUBSEQUENT TAX BILLS TO:  
Griffin Forkin  
1601 West School Street, Unit 311  
Chicago, IL 60657

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 311 IN TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 3 IN LINCOLN, ASHLAND, BELMONT SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95658937, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND PARCEL 4 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 95658935 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 95658936.

14-19-426-042-1021

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