

UNOFFICIAL COPY

AFF# 1808757

Doc#: 1805446044 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2018 09:42 AM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

PAMELA M. SCHAFFRATH,

A married woman,
of the City of Chicago,
State of Illinois,
for and in consideration
of Ten and no/100 Dollars

Dec ID 20180201603623
ST/CO Stamp 1-035-008-544 ST Tax \$290.00 CO Tax \$145.00
City Stamp 1-800-128-032 City Tax: \$3,045.00

(\$10.00) in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to PATRICIA O'LEARY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any,: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2017 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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, forever.

STREET ADDRESS: 1649 Balmoral Ave., Unit 1, Chicago, Illinois 60640

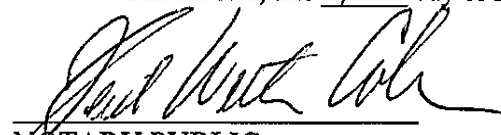
PIN: 14-07-214-047-1008

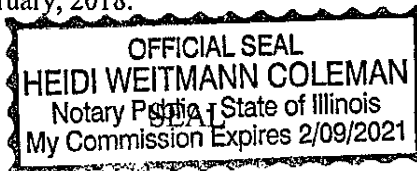
THIS IS NOT HOMESTEAD PROPERTY

DATED THIS 15 DAY OF FEBRUARY, 2018.


PAMELA M. SCHAFFRATH

State of Illinois County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAMELA M. SCHAFFRATH, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 15 day of February, 2018.


NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Dean Galanopoulos
Galanopoulos & Galan
340 W. Butterfield Rd., Ste 1A
Elmhurst, IL 60126

Send Subsequent Tax Bills To:

PATRICIA O'LEARY
343 YORKFIELD AVE
EMMURST, IL 60126

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Affinity Title Services, LLC

Affinity Title Services, LLC
 2454 East Dempster Street, Suite 401
 Des Plaines, IL 60016
 Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 1649 W. Balmoral Ave., Unit 1
 Chicago, IL 60640

Permanent Index No.: 14-07-214-047-1008

Legal Description:

UNIT 1649-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN BALMORAL ON PAULINE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0620531104, IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CHICAGO:	2,175.00
CFA:	870.00
TOTAL:	3,045.00 *

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Total does not include any applicable penalty or interest due.



COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys' Title Guaranty Fund. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.