

Warranty Deed

UNOFFICIAL COPY

ILLINOIS

Doc#: 1807115207 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2018 11:57 AM Pg: 1 of 2

Dec ID 20180101687546
ST/CO Stamp 0-180-112-416 ST Tax \$680.00 CO Tax \$340.00
City Stamp 0-641-787-424 City Tax: \$7,140.00

Above Space for Recorder's Use Only

THE GRANTOR(S) SOUTH BAY PARTNERS LLC, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to MICHAEL SOWA of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: (See page 2 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.

Handwritten note: Michael Sowa, husband and wife and Laura Sowa, not as joint tenants or tenants in common, but as tenants in entirety. By the Entirety.

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

Permanent Real Estate Index Number(s): 14-29-210-057-1002

Address(es) of Real Estate:
3020 N SHEFFIELD AVE #1S
CHICAGO, IL 60657-8466

The date of this deed of conveyance is 03/28/2018

Signature of South Bay Partners LLC
SOUTH BAY PARTNERS LLC

FIDELITY NATIONAL TITLE CH1702536
172

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Michael Sowa personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal 1/28/2018



Signature of Notary Public Kimberly J. Kowal

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Table with REAL ESTATE TRANSFER TAX, CHICAGO: 5,100.00, CTA: 2,040.00, TOTAL: 7,140.00 *

Table with REAL ESTATE TRANSFER TAX, COUNTY: 340.00, ILLINOIS: 680.00, TOTAL: 1,020.00

14-29-210-057-1002 | 20180101687546 | 0-641-787-424

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

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 3020 N SHEFFIELD AVE #1S, CHICAGO, IL 60657-8466

Legal Description:

PARCEL 1: UNIT 1S IN THE 3020 N. SHEFFIELD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 16 AND 17 IN THE SUBDIVISION OF BLOCK 8 IN THE SUBDIVISION OF LOTS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625516109 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0625516109.

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

Michael and Laura Sowa
3020 N. Sheffield Avenue
~~Unit 1S~~
Chicago, IL 60657-
8466

Recorder-mail recorded document to:

MORRIS BRADY MALONE & CURTIS
P.C.
440 TAPPAN AVENUE
GLEN ELLEN, IL 60137