

# UNOFFICIAL COPY

Doc#: 1808149175 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/22/2018 11:09 AM Pg: 1 of 2

1/2 170472100091  
**WARRANTY DEED**

## ILLINOIS STATUTORY

Dec ID 20180201608575  
ST/CO Stamp 0-195-408-928 ST Tax \$790.00 CO Tax \$395.00  
City Stamp 1-940-239-392 City Tax: \$8,295.00

Prepared By:

Robson & Lopez LLC  
180 W. Washington Suite 700  
Chicago, IL 60602  
312-523-2024

Name and Address of Taxpayer:

1. Brian Chernett  
1757 North Paulina St, Unit J  
Chicago, IL 60622

### RECORDER'S STAMP

THE GRANTOR, David E. Angres and Sonia Angres, a married couple, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and Warrants to Brian Chernett and Margaret Brophy, husband and wife, property to be held as tenants by the entirety- all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

PARCEL 1: UNIT NO. 1757J IN THE GARDEN HOMES ON PAULINA CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

ALL OF LOTS 59 THROUGH 69, BOTH INCLUSIVE, IN J.G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 1999 AS DOCUMENT NUMBER 99260914, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE ON PARKING SPACE NUMBER P-19 AND P-20, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Real Estate Index Number(s): 14-31-422-036-1010

Address of Real Estate: 1757 N. Paulina Unit J, Chicago, IL 60622

**SUBJECT TO:** Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. 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.

Dated this 28<sup>th</sup> day of February, 2018.

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Dr, Ste 2400  
Chicago, IL 60606-4650  
Recording Department

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In Witness Whereof, David E. Angres and Sonia Angres have hereunto set their hands and seals.

David E. Angres                      2/28/18  
David E. Angres                      Date

Sonia Angres                      2/28/18  
Sonia Angres                      Date

STATE OF IL }

County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David E. Angres and Sonia Angres personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a 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 28<sup>th</sup> day of February 2018.

Sandy Flores                      (SEAL)  
Notary Public

My commission expires on July 12, 2020.

After Recording Mail to:

Attn: Brian Chernett  
Cushman & Wakefield  
225 West Wacker Drive  
Floor 29  
Chicago, IL 60606

