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18-265738

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THIS DOCUMENT WAS PREPARED BY:

Law Office of Joan Maloney
1404 W. Ohio St.
Chicago, Illinois 60642

AFTER RECORDING, MAIL

TO: 657 west fulton
unit 304 60661

Doc#: 1810617219 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2018 01:45 PM Pg: 1 of 4

Dec ID 20180401633266
ST/CO Stamp 0-917-241-376 ST Tax \$365.00 CO Tax \$182.50
City Stamp 0-602-338-848 City Tax: \$3,832.50

This space is for RECORDER'S USE ONLY

WARRANTY DEED

JEANNICE D. WILLIAMS, NKA/ JEANNICE D. APPENTENG, A MARRIED PERSON OF CHICAGO, IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS TO ARMANDO HERMOSILLO, ~~AN UNMARRIED PERSON~~ OF CHICAGO, IL (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, in the State of Illinois, to wit:
*a single man

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-09-312-010-1017/17-09-312-010-1130

Address of Real Estate: 657 W. FULTON ST. UNIT 304 CHICAGO, IL 60661

[THIS IS NOT A HOMESTEAD PROPERTY]

[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 23
MARCH 2018.

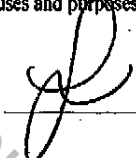

JEANNICE D. APPENTENG

	<p>Send Subsequent Tax Bills To:</p> <p style="text-align: center; font-size: 1.2em;"><i>Armando Hermsillo</i></p> <p>(Name)</p> <p>(Address) <i>657 W. Fulton</i> <i>Unit 304</i></p> <p>(City, State, Zip) <i>Chicago, IL, 60661</i></p>
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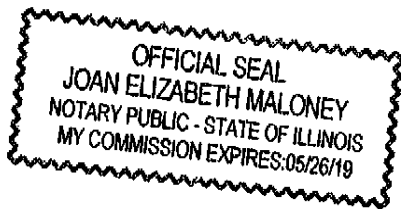
State of ILLINOIS SS.
County of COOK SS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEANNICE D. APPENTENG is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 23 MARCH 2018.



NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		02-Apr-2018
		COUNTY: 182.50
		ILLINOIS: 365.00
		TOTAL: 547.50
17-09-312-010-1017		20180401633266 0-917-241-376

REAL ESTATE TRANSFER TAX		02-Apr-2018
		CHICAGO: 2,737.50
		CTA: 1,095.00
		TOTAL: 3,832.50 *
17-09-312-010-1017		20180401633266 0-602-338-848

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

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15826-18-265738-IL

Property Address: 657 W. Fulton St., Unit 304, Chicago, IL 60661

Parcel ID: 17-09-312-010-1017 and 17-09-312-010-1130

Parcel 1:

Unit number 304 and G-55 in the Fulton Place Condominium, as delineated on a survey of the following described tract of Land:

Lots 4 through 9, both inclusive, and that part of Lots 10 and 11 in the Subdivision of Block 63 in Canal Trustees' Subdivision of Lots and Blocks in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: beginning at the Northeast Corner of Said Lot 10; thence South along the East Line of Said Lot 10 to the Southeast corner of Said Lot 10; Thence West along the South Line of Said Lot 10 for a distance of 2.12 feet; thence Northwesterly along a straight line to a point on the North Line of Said Lot 11, 8.53 feet West of the Northeast corner of Said Lot 11, Thence East along the North Line of said Lots 10 and 11 to the point of beginning, all in Cook County, Illinois,

except commercial parcel #1 bounded and described as follows: being part of Lots 8, 9, 10 in the Subdivision of Block 63 in Canal Trustees' Subdivision of Lots and Blocks in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the Northeast Corner of Lot 8; thence South 89 degrees 50 minutes 09 seconds West, 8.81 feet along the South right of way of Fulton Market Avenue to the point of beginning; thence South 00 degrees 09 minutes 51 seconds East, 19.65 feet; thence North 89 degrees 20 minutes 43 seconds East, 6.58 feet; thence South 00 degrees 39 minutes 17 seconds East, 47.00 feet; thence South 89 degrees 20 minutes 43 seconds West, 19.83 feet; thence North 00 degrees 39 minutes 17 seconds West, 6.46 feet; thence South 89 degrees 20 minutes 43 seconds West, 20.67 feet; thence South 00 degrees 39 minutes 17 seconds East, 8.54 feet; thence South 89 degrees 20 minutes 43 seconds West, 24.08 feet; thence North 00 degrees 39 minutes 17 seconds West, 11.08 feet; thence South 89 degrees 20 minutes 43 seconds West, 12.22 feet; thence North 12 degrees 37 minutes 05 seconds West, 62.73 feet to a point on the South right of way of Fulton Market Avenue; thence North 89 degrees 50 minutes 09 seconds East, 83.39 feet to the point of beginning, limited to the area between finished floor (14.80 feet +/- Chicago Datum) and finished ceiling (28.80 feet +/- Chicago Datum);

and except commercial parcel #2 bounded and described as follows: being part of Lots 9, 10 in the Subdivision of Block 63 in Canal Trustees' Subdivision of Lots and Blocks in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the Southeast Corner of Lot 10; thence South 89 degrees 08 minutes 11 seconds West, 3.12 feet along the North right of way of Walnut Street; thence North 12 degrees 37 minutes 05 seconds West, 43.80 feet to the point of beginning; thence continuing North 12 degrees 37 minutes 05 seconds West, 22.86 feet; thence South 89 degrees 42 minutes 42 seconds East, 27.79 feet; thence South 00 degrees 17 minutes 18 seconds West, 22.17 feet; thence South 90 degrees 00 minutes 00 seconds West, 22.69 feet to the point of beginning, limited to the area between finished floor (14.80 feet +/- Chicago Datum) and finished ceiling (28.80 feet +/- Chicago Datum), all in Cook County, Illinois;

which survey is attached as exhibit "D" to the declaration of condominium recorded as document number 0636309075, as amended by Special Amendment No. 1 to Declaration of Condominium ownership and of easements, restrictions, covenants and by-laws recorded January 12, 2007 as document number 0701209056; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

Perpetual easements for the benefit of Parcel 1 for support, ingress and egress, and other purposes as described and defined in the declaration of covenants, conditions, restrictions and reciprocal easements recorded December

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29, 2006 as Document No. 0636309075, and Special Amendment No. 1 to Declaration of Covenants, conditions, restrictions and reciprocal easements recorded January 12, 2007 as Document No. 0701209055.

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