

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1810908149 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2018 11:37 AM Pg: 1 of 2

Dec ID 20180401646502
ST/CO Stamp 2-031-130-912 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-210-530-592 City Tax: \$3,570.00

Above Space for Recorder's Use Only

THE GRANTOR(s), James E Kurzydlo and Christine M Kurzydlo of the City of Sarasota, County of , State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANTY(s) to (Name and address of Grantee-s) ~~Adam and Vanna Brant Revocable Living Trust of Covina, California, 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.

~~ADAM JASON BRANT and VANNA BEANT, TRUSTEES OF THE ADAM and VANNA BEANT 2004 Revocable~~
SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any; LIVING TRUST DATED MARCH 5, 2004 (18)

Permanent Real Estate Index Number(s): 17-10-305-011-1158

Address(es) of Real Estate:
8 E Randolph St Unit 3006 Chicago Illinois 60601-3637

The date of this deed of conveyance is:
4-13-18

James E Kurzydlo
(SEAL) James E Kurzydlo
Christine M Kurzydlo
(SEAL) Christine M Kurzydlo

FIDELITY NATIONAL TITLE CHICAGO 135
172

se Florida se Sarasota
State of Illinois, County of SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E Kurzydlo and Christine M Kurzydlo 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.

(My Commission Expires _____)

[Signature]
Notary Public

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REAL ESTATE TRANSFER TAX		17-Apr-2018
COUNTY:	ILLINOIS:	170.00
TOTAL:		340.00
		510.00

17-10-305-011-1158 | 20180401646502 | 2-031-130-912

REAL ESTATE TRANSFER TAX		17-Apr-2018
CHICAGO:		2,550.00
CTA:		1,020.00
TOTAL:		3,570.00 *

17-10-305-011-1158 | 20180401646502 | 0-210-530-592

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

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LEGAL DESCRIPTION

For the premises commonly known as:

8 E Randolph St Unit 3006
Chicago, Illinois 60601-3637

Legal Description:

PARCEL 1:

EXHIBIT "A"

Legal Description

UNIT 3006, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S160, LIMITED COMMON ELEMENT, IN THE RESIDENCES AT THE JOFFREY TOWER CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THAT PART OF THE FOLLOWING PARCELS OF REAL ESTATE:

LOTS 25 TO 31, INCLUSIVE, IN BLOCK 9 IN FORT DEARBORN ADDITION TO CHICAGO IN SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2008 AS DOCUMENT NUMBER 0802803105, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE STATE RANDOLPH DEVELOPMENT, RECORDED OCTOBER 19, 2007 AS DOCUMENT NUMBER 0729260064 FOR SUPPORT, INGRESS AND EGRESS, MAINTENANCE, UTILITIES, ENCROACHMENTS, ELEVATORS AND FACILITIES, OVER THE LAND DESCRIBED THEREIN AND AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN.

This instrument was prepared by

Patrick Tran
Attorney at Law
2740 W. Armitage Ave.
Chicago, IL 60647

Send subsequent tax bills to:

Adam and Vanna Brant Revocable Living
Trust
5932 E. SHEPHERD AVE
Clavis, CA 93619

Recorder-mail recorded document to:

Adam and Vanna Brant
5932 E. Shepherd Ave
Clavis, CA 93619