

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Richard Spain
Spain, Spain & Varnet P.C.
33 N. Dearborn St., Suite
2220
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYERS:

Jo Ann Rooney
130 N. Garland Ct.
Unit 4503
Chicago, IL 60602



Doc# 1812049003 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2018 09:17 AM PG: 1 OF 3

6717451 cd 1/2

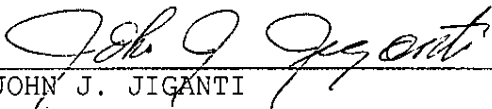
THE GRANTORS, JOHN J. JIGANTI and DOROTHY Q. JIGANTI, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the GRANTEE, JO ANN ROONEY, a single woman who is not a party to a civil union, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


See Legal Description on attached Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-10-309-015-1900, 17-10-309-015-1632
Property Address: 130 N. Garland Ct., Unit 4503 and P7-23
Chicago, Illinois 60602

Dated this 23rd day of April, 2018.

 (SEAL)
JOHN J. JIGANTI

 (SEAL)
DOROTHY Q. JIGANTI

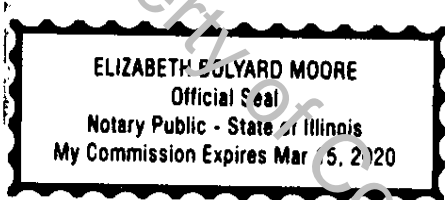
CC: REVIEW

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that JOHN J. JIGANTI and DOROTHY Q. JIGANTI, husband and wife, 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 they have signed, sealed and delivered the said instrument as their 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 23rd day of April, 2018.




[Signature]

NOTARY PUBLIC
Commission expires: 3/15/20

This instrument was prepared by:



Elizabeth Bolyard Moore, Esq.
Madden, Jiganti, Moore & Sinars LLP
190 South LaSalle St., Ste 1700
Chicago, IL 60603
(312) 346-4101

REAL ESTATE TRANSFER TAX		26-Apr-2018
	CHICAGO:	8,527.50
	CTA:	3,411.00
	TOTAL:	11,938.50 *

17-10-309-015-1900 | 20180401648010 | 0-248-513-824

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

Warranty Deed
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REAL ESTATE TRANSFER TAX		26-Apr-2018
	COUNTY:	568.50
	ILLINOIS:	1,137.00
	TOTAL:	1,705.50

17-10-309-015-1900 | 20180401648010 | 0-042-247-456

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LEGAL DESCRIPTION EXHIBIT "A"

PARCEL 1: UNIT 4503 AND PARKING SPACE UNIT 7-23 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER 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 DECEMBER 16, 2004 AS DOCUMENT NO. 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NO. 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED THEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL).

SUBJECT ONLY TO THE FOLLOWING, IF ANY:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

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17-10-309-015-1632

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CHICAGO, ILLINOIS 60602