

16213088  
WARRANTY DEED

UNOFFICIAL COPY

Statutory Illinois



\*18130080150\*

THE GRANTOR, Donald R. Hallsten, Jr.

single never married

Doc# 1813008015 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2018 10:22 AM PG: 1 OF 2

of the City of Chicago

County of Cook State of Illinois,

for the consideration of \$ 10.00

paid in hand

CONVEY and WARRANT to:

(Reserved for Recorder's Use Only)

Ian Helmuth

GRANTEE'S ADDRESS: 1429 N. Wells St., Unit 404, Chicago, IL 60610

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See reverse side for complete legal description.

Subject to general real estate taxes not yet due or payable at the time of closing and covenants, conditions, restrictions and easements of record.

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

Real Estate Index Number: 17-04-205-068-1014 & 17-04-205-068-1051

Address(es) of Real Estate: 1429 N. Wells St., Unit 404, Chicago, IL 60610

PLEASE

PRINT

OR TYPE

NAMES

BELOW

SIGNATURE(S)

Dated this 30th day of April, 2018

Donald R. Hallsten, Jr.

STATE OF ILLINOIS )

COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State

aforesaid, DO HEREBY CERTIFY that Donald R. Hallsten, Jr.

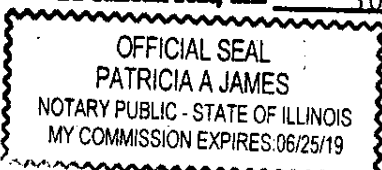
personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me

this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his

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 official seal, this 30th day of April, 2018

My Commission expires:



Patricia A. James  
Notary Public

Prepared by: Henry F. James, Jr., 315 Bell Dr., Cary, IL 60013-2209

Mail to: Christine Palkovic, 1807 W. Broadway #2, Melrose Park IL 60160

Mail future tax bills Ian Helmuth, 1429 N. Wells St. #404, Chgo IL 60610

# UNOFFICIAL COPY

**PARCEL 1:**

UNIT 404 AND PARKING SPACE UNIT G-20 IN 1429 NORTH WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: LOT 2 (EXCEPT THE EAST 172 FEET THEREOF), LOT 3 AND LOT 5 (EXCEPT THE SOUTH 25 FEET OF THE WEST 100 FEET THEREOF) IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117, IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 25 FEET OF THE WEST 100 FEET OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


AND

THE NORTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AND OVER AND UPON THE NORTH 4.5 FEET OF THE SOUTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOT 95, 96, 97, AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT RECORDED JUNE 6, 1979 AS DOCUMENT NUMBER 24990781, FILED JUNE 6, 1979 AS DOCUMENT NUMBER LR3095867, AND AMENDED BY AGREEMENT RECORDED JULY 15, 1999 AS DOCUMENT NUMBER 99679305.

REAL ESTATE TRANSFER TAX		01-May-2018
	CHICAGO:	4,706.25
	CTA:	1,882.50
	TOTAL:	6,588.75 *

17-04-205-068-1014 | 20180401656913 | 0-311-383-328

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

REAL ESTATE TRANSFER TAX		01-May-2018
		COUNTY: 313.75
		ILLINOIS: 627.50
		TOTAL: 941.25

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