

UNOFFICIAL COPY

Doc#: 1815947008 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2018 08:55 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Cook

Dec ID 20180501679600
ST/CO Stamp 0-299-619-616 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-454-502-176 City Tax: \$4,987.50

Above Space for Recorder's Use Only

THE GRANTOR(s) Nicholas J. Behr and Sarah D. Burrows, Husband and Wife, of the City of Chicago, County of Cook, 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 WARRANT(s) to Craig M. Belpedio, an unmarried man, of 655 W. Irving Park Road, Unit 3915, Chicago, Illinois, 60613 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.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s) 17-05-107-051-1096
Address(es) of Real Estate:
1451 N. Ashland Ave, #4S, Chicago Illinois 60642

FIDELITY NATIONAL TITLE

OC 180009949
1962
The date of this deed of conveyance is May 24, 2018.

NJB

Nicholas J. Behr

SDB

Sarah D. Burrows

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 Nicholas J. Behr and Sarah D. Burrows, Husband and Wife, 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 ~~the execution of the foregoing instrument~~ the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein expressed, and the release and waiver of the right of Homestead.



My Commission Expires 12/08/21

Given under my hand and official seal May 24, 2018.

Veronica Contreras

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as:


1451 N. Ashland Ave, #4S
Chicago, Illinois 60622

Legal Description:

PARCEL 1: UNIT 4S IN THE 1451 NORTH ASHLAND CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 2 FEET OF LOT 98, ALL OF LOTS 99 AND 100 AND (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5) IN BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533210129, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE (P-6), STORAGE SPACE (S-4), AND ROOF DECK (R-6), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0533210128. PARCEL 3: EASEMENT FOR UTILITIES, SUPPORT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMERCIAL SPACE PORTION OF THE LAND, AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 28, 2005 AS DOCUMENT NUMBER 0533210128, IN COOK COUNTY, ILLINOIS.



Property of Cook County Clerk's Office

see attached

REAL ESTATE TRANSFER TAX		24-May-2018
	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50 *

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

REAL ESTATE TRANSFER TAX		24-May-2018
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50

17-05-107-051-1006 | 20180501679600 | 0-299-619-016

This instrument was prepared by
Richard Klein
Richard D. Klein & Associates, P.C.
1730 Park Street, Suite 221
Naperville, IL 60563

Send subsequent tax bills to:
Craig M. Belpedio
1451 N. Ashland Avenue, #4S
Chicago, IL 60622

Record or file recorded document to:
Stefanie K. Day
Thompson & Thompson
19 S. LaSalle St., Ste. 302
Chicago, Illinois 60603

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EXHIBIT A

Order No.: OC18009949

For APN/Parcel ID(s): 17-05-107-051-1006

For Tax Map ID(s): 17-05-107-051-1006

PARCEL 1:

UNIT NO 4S IN THE 1451 NORTH ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 97 AND 98 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533210129 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-6, STORAGE SPACE S-4 AND ROOF DECK R-6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0533210129.

PARCEL 3:

EASEMENT FOR UTILITIES, SUPPORT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE 'COMMERCIAL SPACE' PORTION OF THE LAND AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533210128, IN COOK COUNTY, ILLINOIS.