

UNOFFICIAL COPY

Doc#: 1816249217 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2018 11:07 AM Pg: 1 of 3

Dec ID 20180501684801
ST/CO Stamp 0-866-984-736 ST Tax \$200.00 CO Tax \$100.00
City Stamp 0-025-502-496 City Tax: \$2,100.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

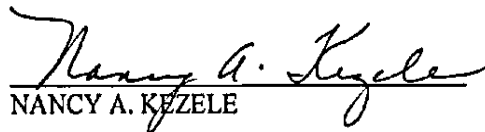
THE GRANTOR, NANCY A. KEZELE, an unmarried woman, of 734 Nantucket Circle, of Lake Worth, County of PALM BEACH, State of FL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to S&S ACQUISITION, LLC, a limited liability company, of 1608 S Ashland Ave #96264, Chicago, IL 60608, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any.

Permanent Real Estate Index Number(s): 17-04-208-031-1194.
Address(es) of Real Estate: 70 W. Burton Pl. #3007, Chicago, IL 60610.

Dated this 7 day of June, 20 18.


NANCY A. KEZELE

Warranty Deed - Individual

(Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173)

6w18042-153 111 mk

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NANCY A. KEZELE, an unmarried woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of June, 2018.




[Handwritten Signature]



(Notary Public)

Prepared by:
Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:
Kristen Duffy, Esq.
Duffy Law, LLC
195 N. Harbor Drive, Ste. 5309
Chicago, IL 60601

Name and Address of Taxpayer:
S&S ACQUISITION, LLC
1608 S Ashland Ave #96264
Chicago, IL 60608-2013

REAL ESTATE TRANSFER TAX		11-Jun-2018
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00 *
17-04-208-031-1194 20180501684801 0-025-502-496		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		11-Jun-2018
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
17-04-208-031-1194 20180501684801 0-866-984-736		

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NUMBER 3007F IN FAULKNER HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NUMBER 3, BRING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THAT PORTION OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 53.70 FEET OF SAID LOT, 24.15 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 5.90 FEET THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH 53.70 FEET; THENCE WEST ON SAID LINK TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 53.70 FEET OF THE EAST 16.0 FEET OF THE WEST 42.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE NORTHEAST QUARTER OF SECTION 4, 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 25280760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office