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Doc#: 1816425041 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/13/2018 11:36 AM Pg: 1 of 3

Dec ID 20180601692091

ST/CO Stamp 0-440-085-792 ST Tax \$635.00 CO Tax \$317.50

City Stamp 1-372-077-344 City Tax: \$6,667.50

**WARRANTY DEED
ILLINOIS STATUTORY
Trust to Individual**

mail TO
1/2 Proper Title LLC
180 N. LaSalle Ste. 1920
Chicago IL 60601
PT18-46479

THE GRANTOR(S), PATRICIA S. DUTHLER, as Trustee of the PATRICIA S. DUTHLER TRUST DATED FEBRUARY 23, 1994, of 2737 11th St. North, Arlington County, State of Virginia for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

MARK KIRCHNER, not married
(Grantee's Address) 1080 Weeping Willow Dr., Wheeling, IL 60090
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 Legal Description

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by 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 yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises individually forever.

Permanent Real Estate Index Number(s): 17-04-441-024-1073 and 17-04-441-024-1285

Address(es) of Real Estate: 55 West Delaware, Unit 309 & P102, Chicago, IL 60610

Dated this 6th day of June, 20 18.

Patricia S. Duthler as Trustee
(SEAL)
Patricia S. Duthler, as Trustee of the Patricia S.
Duthler Trust dated February 23, 1994

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STATE OF ILLINOIS, COUNTY OF

INCOGNITO

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PATRICIA S. DUTHLER, as Trustee, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 official seal, this

16th

day of

June

, 20

18

A handwritten signature in dark ink, appearing to read "BF Burnett".

(Notary Public)

Prepared by:

MANSBERGER & BURNETT, LLC
 110 S. 3rd St, Suite 3
 Watseka, IL 60970

Mail to and Address of Taxpayer:

Mark Kirchner
 55 West Delaware, Unit 309 and P102
 Chicago, IL 60610

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EXHIBIT "A" / LEGAL DESCRIPTION

UNIT NO. 309 AND PARKING SPACE P-102 IN THE PARK NEWBERRY CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98154431 AND AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-37 A LIMITED COMMON ELEMENT AS DEFINED AND DELINEATED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98154431 AND AS AMENDED FROM TIME.

Parcel ID(s): 17-04-441-024-1073, 17-04-441-024-1285