

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
HUSBAND AND WIFE, TENANTS BY THE
ENTIRETY**



Doc# 1816944059 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2018 12:00 PM PG: 1 OF 3

AP 1803314

THE GRANTOR(S), Alfred L. Renslow and Karen A. Fontaine, husband and wife, as joint tenants as to Unit 302 and Al Renslow and Karen Fontaine, husband and wife, as joint tenants as to Parking Space P2, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jason Ylagan and Shara Punzalan, ~~husband and wife, as tenants by the entirety~~, of 437 S. Walnut, Joliet, IL 60143 of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
** Single persons as joint tenants*
See Exhibit "A" attached hereto and made a part hereof

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 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.

Permanent Real Estate Index Number(s): 17-27-110-035-1020; 17-27-110-035-1076
Address(es) of Real Estate: 2303 S. Michigan Ave., Unit 302 and P28, Chicago, IL 60616

Dated this 11th day of June, 2018

Alfred L. Renslow

Karen A. Fontaine

**Near North National Title
222 N. LaSalle
Chicago, IL 60601**

| REAL ESTATE TRANSFER TAX | | 18-Jun-2018 |
|---|-----------|-------------|
| | COUNTY: | 187.50 |
| | ILLINOIS: | 375.00 |
| | TOTAL: | 562.50 |
| 17-27-110-035-1020 20180601699498 0-692-170-016 | | |



| REAL ESTATE TRANSFER TAX | | 15-Jun-2018 |
|--------------------------|----------|-------------|
| | CHICAGO: | 2,812.50 |
| | CTA: | 1,125.00 |
| | TOTAL: | 3,937.50 * |

17-27-110-035-1020 | 20180601699498 | 0-545-291-552

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

S V
P 3
S N
SC V
INT A

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alfred L. Renslow and Karen A. Fontaine, 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 14th day of June, 2018

AP1803344



Mary E McDonald (Notary Public)

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington, Suite 900
Chicago, IL 60602

Mail To:
Mr. Donald Hyun Kiolbassa
Attorney at Law
70 W. Madison Street, Suite 1400
Chicago, IL 60602

Name & Address of Taxpayer:
Shara Punzalan, Jason Ylagan
2303 S. Michigan, Unit 302
Chicago, IL 60616

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EXHIBIT "A"

PARCEL A:

UNITS 302 AND P28, IN MOTOR ROW LOFTS AT 2301 -2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922074 AS AMENDED FROM TIME TO TIME, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 14 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172:

ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23rd STREET, SOUTH INDIANA AVENUE AND EAST 24 STREET, CONNECTING THE SECOND (2nd), THIRD (3rd), FOURTH (4th) AND FIFTH (5th) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH 16 OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075.

06/12/2018 NV