

# UNOFFICIAL COPY



## WARRANTY DEED

Doc# 1817041004 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2018 09:21 AM PG: 1 OF 2

### MAIL TO:

Mr. Jason H. Sherwood  
Sherwood Law Group, LLC  
218 N. Jefferson Street, #401  
Chicago, IL 60661

### NAME & ADDRESS OF TAXPAYER:

Ben James  
201 West Grand Avenue, #801  
Chicago, IL 60654

THE GRANTOR, **CURTIS J. BILYEU**, widowed and not since remarried, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **BEN JAMES**, 1925 N. Clybourn Avenue, #203, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT 801 AND P-21 IN CONTEMPORANIE CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**PART OF LOTS 6, 7 AND 8 (EXCEPTING THEREFROM THAT PART TAKEN FOR COMMERCIAL PROPERTY) IN BLOCK 12, IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0402031119, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**P.I.N.: 17-09-244-018-1013 and 17-09-244-018-1048**

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; condominium declaration and bylaws; 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.

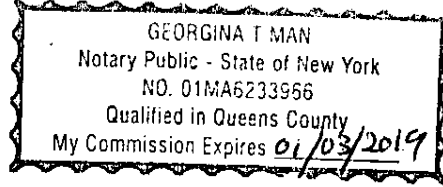
**FIRST AMERICAN TITLE**  
**FILE #** 20923413

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DATED this 4<sup>th</sup> day of June, 2018.

Curtis J. Bilyeu (SEAL)  
Curtis J. Bilyeu

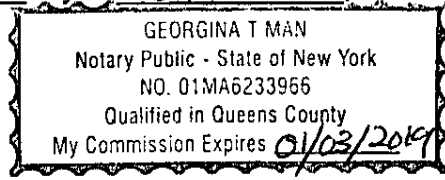


I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Curtis J. Bilyeu,

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 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 4 day of June, 2018.

Georgina T Man  
Notary Public



This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015.

Address of Property:  
201 West Grand Avenue, #801  
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		07-Jun-2018
	CHICAGO:	7,012.50
	CTA:	2,805.00
	TOTAL:	9,817.50 *
17-09-244-018-1013   20180501687227   0-499-973-408		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Jun-2018
	COUNTY:	467.50
	ILLINOIS:	935.00
	TOTAL:	1,402.50
17-09-244-018-1013   20180501687227   0-578-792-736		