

18/

**NORTH AMERICAN
TITLE COMPANY**

18-266234

WARRANTY DEED

Statutory (Illinois)

UNOFFICIAL COPY

Doc#: 1818608029 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/05/2018 01:05 PM Pg: 1 of 3

Dec ID 20180601611621
ST/CO Stamp 0-801-149-728 ST Tax \$677.50 CO Tax \$338.75
City Stamp 0-072-080-672 City Tax: \$7,113.75

THE GRANTORS, Eric T. Wisniewski and Anna Jane Derkin Wisniewski, and married couple, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Amir Jahanshad and Heather Nelson, not as Joint Tenants, nor as Tenants in Common, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1238 North Hoyne Avenue, Unit 2, Chicago, Illinois 60622
P.I.N Nos.: 17-06-126-057-1002

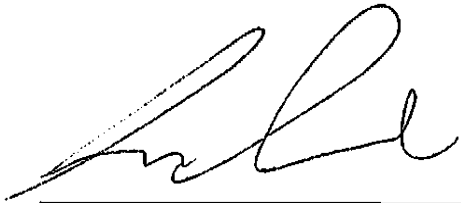
SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years 2017 and 2018.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

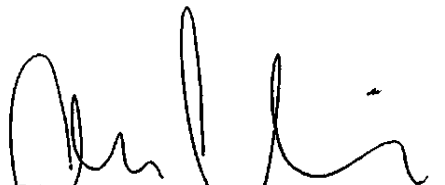
Dated this 31 day of May, 2018

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UNOFFICIAL COPY



Eric T. Wisniewski



Anna Jane Derkin Wisniewski

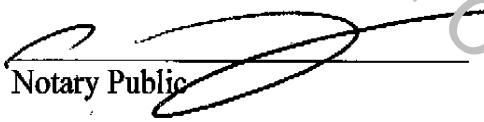
STATE OF ILLINOIS

COUNTY OF COOK

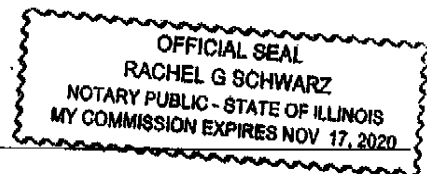
} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Eric T. Wisniewski and Anna Jane Derkin Wisniewski, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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 31 day of May, 2018.





Notary Public




THIS INSTRUMENT PREPARED BY:

David L. Rudolph, Esq.
Rudolph Kaplan LLC
20 North Clark St., Suite 2500
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		26-Jun-2018
	COUNTY:	338.75
	ILLINOIS:	677.50
	TOTAL:	1,016.25
17-06-126-057-1002 20180601611621 0-801-149-728		

WHEN RECORDED RETURN TO:

Judy L. DeAngelis
7671 Walton Lane
Oraystake, IL 60030

REAL ESTATE TRANSFER TAX		26-Jun-2018
	CHICAGO	5,081.25
	CTA:	2,032.50
	TOTAL:	7,113.75 *
17-06-126-057-1002 20180601611621 0-072-080-672		

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

SEND FUTURE TAX BILLS TO:

Heather Nelson and Amir Jahanshaad
1238 N. Hoyne #2
Chicago, IL 60622

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Exhibit "A"

Property Address: 1238 N. Hoyne, Unit 2, Chicago, IL 60622

Parcel ID: 17-06-126-057-1002

Parcel 1: Unit 2 together with its undivided percentage interest in the common elements in the 1238 North Hoyne Condominium, as delineated and defined in the declaration recorded as document number 1313545056 recorded May 15, 2013 of the following described property: except the South 26.5 feet thereof, the following described tract: Lot 6 (except the North 16 feet 6 inches thereof) and all of Lots 7 and 8 in Block 2 in Pickett's Subdivision of that part of Lot 13 of the assessor's Division or unsubdivided Lands in the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive right to use of parking space G-2 and storage space S-2 as limited common elements, as set forth in the declaration of Condominium, and survey attached thereto recorded as document 1313545056. Except the South 26.5 feet thereof, the following described tract: Lot 6 (except the North 16 feet 6 inches thereof) and all of Lots 7 and 8 in Block 2 in Pickett's Subdivision of that part of Lot 13 of the assessor's Division of unsubdivided Lands in the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 6, Township North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.