


# UNOFFICIAL COPY

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18BAR43269

PLEASE RETURN TO:  
 BARRISTER TITLE  
 15000 SO. CICERO AVE.  
 OAK FOREST, IL 60452




\*1818634023\*

Doc# 1818634023 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2018 10:10 AM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), **RACHEL J. TANZ** married to **JACOB NELSON**, of the City of Chicago, County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) TO **620 FULLERTON PARKWAY, LLC.**, an Illinois Limited Liability Company having its principal office at 620 West Fullerton Parkway, Chicago, IL 60614, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 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): 14-31-430-049-1016 and 14-31-430-049-1031



Address(es) of Real Estate: 1600 North Marshfield Avenue, Unit 404 and P-15, Chicago, Illinois 60622

22 day of June, 2018

  
 RACHEL J. TANZ

  
 JACOB NELSON (waiving homestead)

REAL ESTATE TRANSFER TAX	03-Jul-2018
	CHICAGO: 4,125.00
	CTA: 1,650.00
	TOTAL: 5,775.00 *

REAL ESTATE TRANSFER TAX	03-Jul-2018
 	COUNTY: 275.00
	ILLINOIS: 550.00
	TOTAL: 825.00

14-31-430-049-1016 | 20180601616255 | 1-746-881-312

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

R

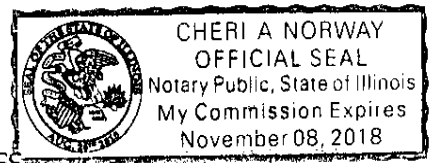
# UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that RACHEL J. TANZ is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22<sup>nd</sup> day of June, 20 18.

Cheri A. Norway (Notary Public)

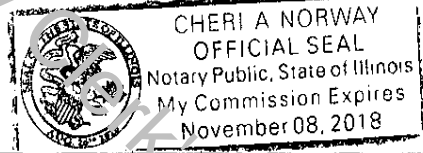


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Given under my hand and official seal, this 22<sup>nd</sup> day of June, 20 18.

Cheri A. Norway (Notary Public)



**Prepared by:**

Jeffrey D. Schmidt, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

**Mail To:**

Law Office of Kelli Fogarty  
1406 West Chicago Avenue  
Chicago, IL 60642

**Name and Address of Taxpayer:**

620 Fullerton Parkway, LLC.  
~~1600 North Marshfield Avenue, Unit 404 and D-15~~  
~~Chicago, IL 60642~~ 620 W. Fullerton Pkwy  
Chgo. IL 60614

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EXHIBIT A

## LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 404 AND PARKING SPACE P-15 IN NORTHFIELD PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7,8,9 AND 10 IN FITCH'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF BLOCK 25 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 29,31 AND 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 16,2005 AS DOCUMENT NUMBER 0522819106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT FOR THE USE OF STORAGE SPACE NO. S-14, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION AFORESAID, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1600 North Marshfield Avenue (Unit 404 & P-15), Chicago, IL 60622  
PIN# 14-31-430-049-1016 & 14-31-430-049-1031

Property of Cook County Clerk's Office