

WARRANTY DEED

UNOFFICIAL COPY

The Grantor(s), TRAIAN VICTOR DURGHEU, a single man, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Doc#: 1820546018 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2018 01:26 PM Pg: 1 of 2

Dec ID 20180701631167
ST/CO Stamp 0-205-883-168 ST Tax \$225.00 CO Tax \$112.50
City Stamp 1-934-935-840 City Tax: \$2,362.50

JAY L KAUFFMAN and JEFFREY MANNING, as tenants by the entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

EXHIBIT A

UNIT 6232-2 IN THE 6232-6238 NORTH BROADWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 AND THE NORTH 25 FEET OF LOT 18 TAKEN AS A TRACT, IN BLOCK 1 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT THAT PART OF THE EAST 65.05 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF 21.56 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 8.62 FEET ABOVE CHICAGO CITY DATUM AND ALSO EXCEPT THAT PART OF THE SOUTH 25.47 FEET (EXCEPT THE EAST 65.05 FEET) OF SAID TRACT LYING BELOW A HORIZONTAL PLANE OF 20.86 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 8.62 FEET ABOVE CHICAGO CITY DATUM) IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF THE NORTH 4.50 FEET OF THE SOUTH 22.47 FEET OF THE EAST 15.0 FEET OF THE NORTH 25.0 FEET OF LOT 18 IN BLOCK 1 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF 9.12 FEET ON THE EAST AND LYING ABOVE A HORIZONTAL PLANE OF 14.12 FEET ON THE WEST AND ALL LYING BELOW A HORIZONTAL PLANE OF 22.13 FEET, ALL ABOVE CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

ALSO, THAT PART OF THE SOUTH 4.50 FEET OF THE NORTH 21.0 FEET OF LOT 17 IN BLOCK 1, IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE A HORIZONTAL PLANE OF 9.12 FEET ON THE EAST AND LYING ABOVE A HORIZONTAL PLANE OF 14.12 FEET ON THE WEST AND ALL LYING BELOW A HORIZONTAL PLANE OF 22.13 FEET, ALL ABOVE CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 2002 AS DOCUMENT 0020544952, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE, COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

File nr: ATK051e6
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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Common Address: 6232 N. BROADWAY ST., UNIT 2, CHICAGO, IL 60660

Permanent Real Estate Index Number: 14-05-115-038-1001

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 09 day of July, 2018

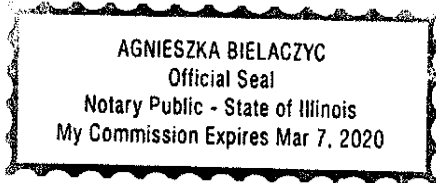
TRAIAN VICTOR DURGHEU

State of Illinois)
) ss.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that TRAIAN VICTOR DURGHEU, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 9 day of July, 2018

NOTARY PUBLIC



DEED PREPARED BY:
Czaja & Dynia, LLC
7521 N Milwaukee
Niles, IL 60714

MAIL DEED TO:
Vradium Law Group
70 W Madison St 1400
Chicago, IL 60602

SEND TAX BILL TO:
Tom Kaufman + Jeffrey Manning
632 N Broadway # 2
Chicago, IL 60660