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THIS DOCUMENT WAS
PREPARED BY:

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Doc#: 1822649303 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2018 12:23 PM Pg: 1 of 4

Dec ID 20180801649498
ST/CO Stamp 0-202-776-352 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-006-325-536 City Tax: \$2,520.00

AFTER RECORDING, RETURN TO:

Catherine Van Duys, Esq.
Lattas Law
3660 West Irving Park Road, 2nd Floor
Chicago, Illinois 60618

WARRANTY DEED

St 01146-59303GE
left

THIS INDENTURE is made as of this 31st day of July, 2018 by and between **Natalia Derevyanny**, a ^{married} ~~single~~ woman, of the city of Chicago, State of Illinois (the "Grantor"), and **John Van Duys and Linda Van Duys**, not as tenants in common, but as joint tenants with rights of survivorship of the city of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

* NON-HOMESTEAD PROPERTY

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

08-Aug-2018



CHICAGO: 1,800.00
CTA: 720.00
TOTAL: 2,520.00 *

17-21-414-011-1025 | 20180801649498 | 1-006-325-536

REAL ESTATE TRANSFER TAX

14-Aug-2018



COUNTY: 120.00
ILLINOIS: 240.00
TOTAL: 360.00

17-21-414-011-1025 | 20180801649498 | 0-202-776-352

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

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EXHIBIT A

Legal Description

UNIT NO. 305 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-21-414-011-1025

COMMON ADDRESS: 1910 South State Street, #305, Chicago, Illinois 60616

Cook County Clerk's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0421759621, as amended from time to time.
3. Grant of Easement dated 04-27-2004 in favor to Comcast of Chicago, Inc, recorded 04-12-2006 as document number 0610234025.
4. Grant of Easement dated 11-25-2015 in favor to Comcast of Chicago, Inc, recorded 04-12-2006 as document number 1615810114.
5. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
6. Acts done by or suffered through Buyer.
7. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Deputy Cook County Clerk's Office