

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1826019333 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2018 11:50 AM Pg: 1 of 2

STC 01146-58750 lot 213

WHEN RECORDED, MAIL TO:
~~Ronak Desai, Esq.~~
150 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Dec ID 20180901676371
ST/CO Stamp 0-473-395-360 ST Tax \$448.50 CO Tax \$224.25
City Stamp 0-312-135-840 City Tax: \$4,709.25

SEND SUBSEQUENT TAX BILLS TO:
Madison A. Schaefer
907 N. Wood Street, Unit 3N
Chicago, Illinois 60622

GRANTORS, **Ryan J. Nelson and Kelly M. O'Brien n/k/a Kelly O'Brien Nelson**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Madison A. Schaefer**, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

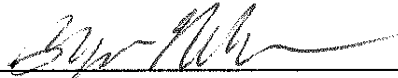
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-06-429-029-1003
Property Address: 907 N. Wood Street, Unit 3N, Chicago, Illinois 60622.

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

Subject to the following, if any: (1) General real estate taxes for the year 2018 and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

Dated this 2 day of September, 2018. Dated this 2 day of September, 2018.



Ryan J. Nelson



Kelly M. O'Brien
n/k/a Kelly O'Brien Nelson

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that RYAN J. NELSON and KELLY M. O'BRIEN n/k/a KELLY O'BRIEN NELSON, husband and wife, 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, sealed, and delivered the said instrument as their free and voluntary act, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 2nd Day of September, 2018.
My commission expires 12/27/21

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60642



REAL ESTATE TRANSFER TAX	11-Sep-2018
CHICAGO:	3,363.75
CTA:	1,345.50
TOTAL:	4,709.25 *



17-06-429-029-1003 | 20180901676371 | 0-312-135-840

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

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Exhibit A - Legal Description



Parcel 1:

Unit 3N in 905-07 North Wood Condominium as delineated on a Survey of the following described real estate: Lot 6 in Block 20 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 97633569, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The Exclusive right to use Parking Space G-1 as a limited common element, as delineated on the Survey attached to the Declaration aforesaid, recorded as document 97633569.

REAL ESTATE TRANSFER TAX		14-Sep-2018
		COUNTY: 224.25
		ILLINOIS: 448.50
		TOTAL: 672.75
17-06-429-029-1003	20180901676371	0-473-395-360

Property of Cook County Clerk's Office