

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1826108034 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2018 09:49 AM Pg: 1 of 2

MAIL TO:

Michelle A. Liss  
1530 W. Fletcher  
Chicago, IL 60614

Dec ID 20180901674575  
ST/CO Stamp 2-104-133-792 ST Tax \$290.00 CO Tax \$145.00  
City Stamp 1-567-262-880 City Tax: \$3,045.00

NAME AND ADDRESS OF TAXPAYER:

Travis A. Kosir & Sarah J. Kosir  
2216 W Fletcher Street 1  
Chicago, Illinois 60618

THE GRANTOR, Erin Florczak, a never married woman, of 934 N Wood, Unit 1, Chicago, Illinois 60622, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to GRANTEE Travis A. Kosir & Sarah J. Kosir, a married couple, of Chicago, as formats by the contract, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 1 IN THE FLETCHER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 41 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99493078, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99493078.

Permanent Index Number(s): 14-30-102-045-1001

Parcel is commonly known as: 2216 W Fletcher Street 1, Chicago, Illinois 60618

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises subject to a) general real estate

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taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: September 4, 2018

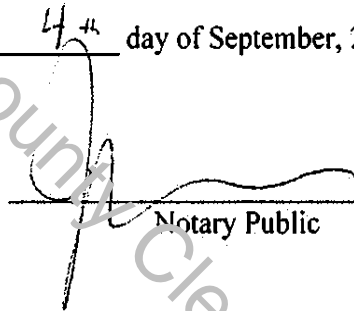
 \_\_\_\_\_ (SEAL)  
Erin Florczak

STATE OF ILLINOIS     )  
County of                )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Erin Florczak, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/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 notarial seal, this 4<sup>th</sup> day of September, 2018.



 \_\_\_\_\_  
Notary Public

### COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_,  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:

\_\_\_\_\_  
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:  
Kathleen Cunningham  
19201 S. LaGrange Road  
Suite 205  
Mokena, IL 60448