

171
NORTH AMERICAN
TITLE COMPANY

18-266791

Warranty Deed

UNOFFICIAL COPY

Doc#: 1828349304 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/10/2018 01:10 PM Pg: 1 of 3

Dec ID 20180901692067

ST/CO Stamp 0-860-450-976 ST Tax \$318.00 CO Tax \$159.00

City Stamp 1-175-984-288 City Tax: \$3,339.00

Above Space for Recorder's Use Only

THE GRANTOR, CARINA N. COHEN, married to MICHAEL COHEN, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to MARK DEATHERAGE and KAREN SINCLAIR, husband and wife, of 1011 North 2nd Avenue, Phoenix, Arizona 85003, as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook and in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. TO HAVE AND TO HOLD SAID PREMISES as joint tenants with rights of survivorship forever.

SUBJECT TO: * General taxes not yet 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; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements, limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 17-09-241-036-1155

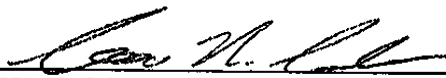
Address of Real Estate: 545 North Dearborn Street, Unit 2304, Chicago, Illinois 60654

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

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UNOFFICIAL COPY

Dated this 1st day of September, 2018


 CARINA N. COHEN (SEAL)


 MICHAEL COHEN (SEAL)

State of Pennsylvania, Lancaster County - ss, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **CARINA N. COHEN and MICHAEL COHEN**, husband and wife, personally known to me to be the same person whose name is 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 1st day of September, 2018.

Commission expires

Dec 30 2018

Commonwealth of Pennsylvania

NOTARY PUBLIC

NOTARIAL SEAL
 VERONICA R. BURGESS, Notary Public
 Lancaster City, Lancaster County, PA
 My Commission Expires Dec. 30, 2018

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 - (773) 853-0428

Upon recording mail to:

Rosenthal Law Group LLC
3700 W. Devon STE
Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO:

Mark Dethenay
Karen Dethenay
1011 N 2nd Ave
Phoenix AZ 85003

REAL ESTATE TRANSFER TAX

25-Sep-2018



COUNTY: 159.00
 ILLINOIS: 318.00
 TOTAL: 477.00

17-09-241-036-1155 | 20180901692067 | 0-860-450-976

REAL ESTATE TRANSFER TAX

25-Sep-2018



CHICAGO: 2,385.00
 CTA: 954.00
 TOTAL: 3,339.00 *

17-09-241-036-1155 | 20180901692067 | 1-175-984-288

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

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15826-18-266791-IL

Property Address: 545 North Dearborn Street, Unit 2304, Chicago, IL 60654

Parcel ID: 17-09-241-036-1155

UNIT W2304, IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN K1NZIE'S ADDITION TO CHICAGO IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26 2005, AS DOCUMENT 0529910137 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.