

A19-017725

# UNOFFICIAL COPY

Doc#: 1906747078 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/08/2019 10:38 AM Pg: 1 of 2

Dec ID 20190201611509  
ST/CO Stamp 2-033-558-944 ST Tax \$425.00 CO Tax \$212.50  
City Stamp 1-496-688-032 City Tax: \$4,462.50

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **PATRICK M. BALCH**, an unmarried man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **TAYLOR HOYT, A Single Man** the following described real estate, to-wit:

PARCEL 1: UNIT 514 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GREEN STREET LOFT CONDOMINIUM AS DELINEATE AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86266022 AND AMENDMENTS THERETO, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATION AGREEMENTS RECORDED AS DOCUMENT NUMBER 86866024 AND AMENDMENTS THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s) 17-17-237-014-1050

Address of Real Estate: 400 Green St, #514, Chicago, Illinois 60607

Subject to the following restrictions: a) all taxes and special assessments for the year 2018 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways: situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27th Day of February, 2019.

  
Patrick M. Balch

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STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Patrick M. Balch, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 27th day of February, 2019.




*[Signature]*  
Notary Public

This Instrument was prepared by:  
Conrad Skiba  
6020 W. Higgins Road  
Chicago IL 60630



Future Tax Bills to:  
Taylor Hoyt  
400 S. Green St. #514  
Chicago, IL 60607

After recording return document to:  
Taylor Hoyt  
400 S. Green St. #514  
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		05-Mar-2019
	CHICAGO:	3,187.50
	CTA:	1,275.00
	<b>TOTAL:</b>	<b>4,462.50 *</b>

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

REAL ESTATE TRANSFER TAX		05-Mar-2019
	COUNTY:	212.50
	ILLINOIS:	426.00
	<b>TOTAL:</b>	<b>638.50</b>

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