

# UNOFFICIAL COPY

**PREPARED BY:**

Daniel Chase Gentile  
1400 E. Touhy Ave., Suite 409  
Des Plaines, IL 60018

Doc# 1912113022 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/01/2019 09:24 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Tracy van Straaten  
1201 W. Wrightwood Ave., Unit 17  
Chicago, IL 60614

Dec ID 20190401655556  
ST/CO Stamp 1-099-810-720 ST Tax \$750.00 CO Tax \$375.00  
City Stamp 0-295-552-928 City Tax: \$7,875.00

**MAIL RECORDED DEED TO:**

Tracy van Straaten  
1201 W. Wrightwood Ave., Unit 17  
Chicago, IL 60614

1/3 190415100046

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Robert G. Ross and Lauren Nichols Ross, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Tracy van Straaten, of New York, NY, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: \* husband and wife \* A single woman  
Unit 17 in the Gaertner Residences Condominium, as delineated on a survey of the following parcel of land: Lots 1 to 6, inclusive in James Quirk and Others Subdivision of Lot 1 (except the West 133 feet thereof) in Block 43 in Sheffield's Addition to Chicago (except the West 16 feet of Lot 6 aforesaid hereinafter dedicated for an alley) together with all of the North and South 16 foot vacated alley West of and adjoining the West line of Lots 1 to 5 inclusive aforesaid and East of and adjoining the East line of and Southeasterly of and adjoining the Southeasterly line of Lot 6; also all of that part of the East and West 8 foot vacated alley South of and adjoining the South line of said Lot 6, except therefrom the West 16 feet of said Lot 6 in James Quirk's and Others Subdivision aforesaid East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0010726175 together with its undivided percentage interest in the common elements.

Parcel 2:  
The exclusive right to the use of Parking Space P-21, a limited common element, as set forth in the Declaration.

Parcel 3:  
The exclusive right to the use of Storage Space SL8, a limited common element, as set forth in the Declaration.

Permanent Index Number(s): 14-29-315-102-1017  
Property Address: 1201 W. Wrightwood Ave., Unit 17, Chicago, IL 60614

Subject, however, to the general taxes for the year of 2018 2nd and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Attorney: Title Guaranty Fund, Inc.  
1 S. Wacker Dr Ste 2400  
Chicago, IL 60606-4650  
Recording Department

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Dated this 15 day of April, 2019

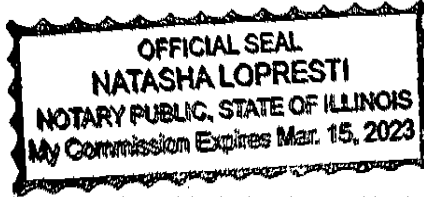
Robert G. Ross

Robert G. Ross

Lauren Nichols Ross

Lauren Nichols Ross

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert G. Ross and Lauren Nichols Ross, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 15<sup>th</sup> day of April, 2019

Natasha Lopresti

Notary Public

My commission expires: 3-15-2023

Exempt under the provisions of paragraph \_\_\_\_\_

Property of Cook County Clerk's Office