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Doc#: 1914901093 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/29/2019 10:39 AM Pg: 1 of 3

AFF-1911569 1/2

GENERAL WARRANTY DEED

Dec ID 20190501678090
ST/CO Stamp 1-315-348-384 ST Tax \$570.50 CO Tax \$285.25
City Stamp 1-190-262-688 City Tax: \$5,990.25

GRANTORS,

KENNETH C. GIAMBRONE and JANET H. GIAMBRONE, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid.

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, **BENAJMIN GANELLEN**, an unmarried man, and **SHALYN CAULLEY**, an unmarried woman, as joint tenants all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions, and restrictions of record, Building lines and easements; General real estate taxes for the year 2018 second installment and subsequent years.

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

Permanent Index Number: 17-09-303-087-1016, 17-09-303-087-1078

Common Address of Real Property: 560 West Fulton Street, Unit 308
Chicago, Illinois 60661

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Dated this 14th day of MAY, 2019.

Kenneth C. Giambrone
KENNETH C. GIAMBRONE

Janet H. Giambrone
JANET H. GIAMBRONE

STATE OF IL)
COUNTY OF COOK) SS

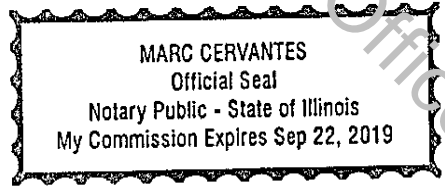
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KENNETH C. GIAMBRONE** and **JANET H. GIAMBRONE**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and 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.

GIVEN, under my hand and official seal, this 14th day of MAY, 2019.

[Signature]
Notary Public
My Commission Expires _____

mail to:
Affinity Title Services LLC
5301 Dempster St. Suite 206
Skokie, IL 60077

PREPARED BY:
Cervantes Chatt & Prince P.C.
111 W. Washington, Suite 1201
Chicago, Illinois 60602



~~AFTER RECORDING, MAIL TO:~~
Lisa Saul
24 West Erie Street, Suite 4A
Chicago, Illinois 60654

MAIL SUBSEQUENT TAX BILLS TO:
Benjamin Ganelen
560 W. Fulton, Unit 308
Chicago, IL 60661

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Affinity Title Services, LLC

Affinity Title Services, LLC5301 Dempster Street, Suite 206
Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A**Address Given:** 560 W. Fulton Street, Unit 308
Chicago, IL 60661**Permanent Index No.:** 17-09-303-087-1016 and 17-09-303-087-1078**Legal Description:****PARCEL 1:**

UNIT NO. 308 AND PARKING SPACE P-38 IN 560 W. FULTON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN FULTON STATION 1ST RESUBDIVISION BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1998 AS DOCUMENT NUMBER 98682131, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 1, 2000 AS DOCUMENT NUMBER 00082413 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624, AND AS AMENDED FROM TIME TO TIME,

REAL ESTATE TRANSFER TAX 24-May-2019

CHICAGO:	4,278.75
CTA:	1,711.50
TOTAL:	5,990.25 *

17-09-303-087-1016 | 20190501678090 | 1-190-262-688

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

REAL ESTATE TRANSFER TAX 24-May-2019

COUNTY:	285.25
ILLINOIS:	570.50
TOTAL:	855.75

17-09-303-087-1016 | 20190501678090 | 1-315-348-384

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.