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Chicago Title Insurance Company

Doc#: 1919712009 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2019 09:24 AM Pg: 1 of 3

Dec ID 20190701622740
ST/CO Stamp 0-199-161-952 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-185-546-848 City Tax: \$3,412.50

WARRANTY DEED

260188294061MB

THE GRANTORS, Andrew K. Long, married to Taraneh Javidan, of 814 W. Hubbard, Unit 5, Chicago, IL 60642, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Edward Witkowski, a single person, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 303 AND PARKING SPACE P-126 IN NO. TEN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 5 AND 6 IN THE ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO MAP RECORDED JULY 31, 1858 IN BOOK 143 OF MAPS, PAGE 85, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 60 FEET OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF THE TWO TRACTS OF LAND KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION TO CHICAGO AND BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 7 IN THE SUBDIVISION OF LOT 7 AND 5 FEET EAST AND ADJOINING IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 418347, AND ALL OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 7 AND WEST OF THE WEST LINE OF LOT 5, EXTENDED SOUTH; ALSO THE TRIANGULAR PORTION OF SAID ALLEY AT THE NORTHWEST CORNER OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605245107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for himself and his successors, further covenant, promise and agree with Grantee, his heirs and assigns, that he has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that he will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

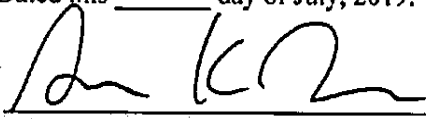
Permanent Real Estate Index Number(s): 17-17-211-051-1097 and 17-17-211-051-1390

Address(es) of Real Estate: 1040 W. Adams Street, Unit 303 & P126, Chicago, Illinois 60290

(Baird & Warner Title Services, Inc.)
475 North Martingale
Suite 120
Schaumburg, IL 60173

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Dated this 3 day of July, 2019.

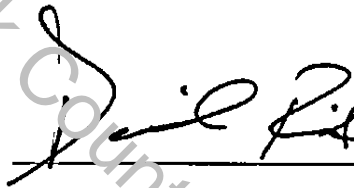



Andrew K. Long

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew K. Long, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, 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 official seal, this 3rd day of July, 2019.


(Notary Public)

REAL ESTATE TRANSFER TAX		12-Jul-2019
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *

17-17-211-051-1097 | 20190701622740 | 0-185-546-848

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

REAL ESTATE TRANSFER TAX		12-Jul-2019
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

17-17-211-051-1097 | 20190701622740 | 0-199-161-952

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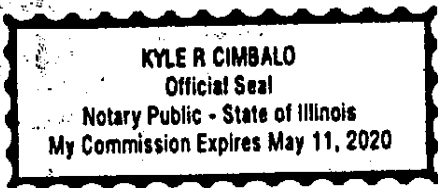
Dated this 3rd day of July, 2019.

Taraneh Javidan, for the purpose of waiving
homestead only

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Taraneh Javidan, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 official seal, this 3rd day of July, 2019.



[Signature] (Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
~~Terrence J. Faloon, Esq.
Faloon & Kenney Ltd.
3 S. Sixth Avenue
La Grange, IL 60525~~

MAILED Recorded Deed to and
Name & Address of Taxpayer:
Edward Witkowski
1040 W. Adams Street, Unit 303 & P126
Chicago, IL 60290