

UNOFFICIAL COPY

Doc#. 2007713038 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/17/2020 09:38 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20200301634694
ST/CO Stamp 1-699-872-608 ST Tax \$118.00 CO Tax \$59.00
City Stamp 1-926-160-224 City Tax: \$1,239.00

Mail to:
Nina Binkowski
3233 Edgington St.
Franklin Park, IL 60131

Name & address of taxpayer(s):
Nina Binkowski
5445 N. Sheridan Rd, #305
Chicago, IL 60640

THE GRANTORS Theresa E. Bowden and John R. Bowden, Jr., husband and wife, residing at 5445 N. Sheridan Road, Unit 305, City of Chicago, State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT(S) to NINA BINKOWSKI, a single woman, of 3233 Edgington St., Franklin Park, IL 60131, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit "A"

Commonly known as: 5445 N. Sheridan Road, Unit 305, Chicago, IL 60640
PIN Number: 14-08-203-015-1005

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

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

DATED this 4th day of March, 2020.

Theresa E. Bowden
Theresa E. Bowden

John R. Bowden, Jr.
John R. Bowden, Jr.

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

11210
BW20049481

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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 Theresa E. Bowden and John R. Bowden, Jr. 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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of March, 2020.

Commission expires



Notary Public

AARON L MCKERRY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 10, 2021

REAL ESTATE TRANSFER TAX		12-Mar-2020
	CHICAGO:	885.00
	CTA:	354.00
	TOTAL:	1,239.00 *

14-08-203-015-1005 | 20200301634694 | 1-926-160-224

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		12-Mar-2020
	COUNTY:	59.00
	ILLINOIS:	118.00
	TOTAL:	177.00

14-08-203-015-1005 | 20200301634694 | 1-699-812-673

NAME AND ADDRESS OF PREPARER:

Aaron L. McKerry
Gurney Law Group LLC
150 S. Wacker Dr., Ste. 2400
Chicago, IL 60606
Phone: (312) 929-0974

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Exhibit "A"

UNIT NUMBER 305 IN 5445 EDGEWATER PLAZA AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT, AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1969 AND KNOWN AS TRUST NUMBER 27801, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24267313, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

14-08-203-015-1005

Commonly known as:

5445 North Sheridan Road, Unit 305, Chicago, IL 60640