

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2017407142 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/22/2020 10:58 AM Pg: 1 of 3

Dec ID 20200401664310
ST/CO Stamp 0-658-435-296 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-195-306-208 City Tax: \$3,412.50

THE GRANTORS, Keith A. Larson and Susan M. Larson (formerly known as Susan M. Palumbo), a married couple, of 2510 N. Wayne Street, Unit 305, Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and WARRANT to: Charles M. King III, an individual, the following described Real Estate, situated in the County of Cook in the State of Illinois to-wit:


**FIDELITY NATIONAL
TITLE CH20004376**

The above space for recorder's use only

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 14-29-314-048-1081 and 14-29-314-048-1053
Address of Real Estate: 2510 N. Wayne Ave., Unit 305, Chicago, Illinois 60614

Subject to: (a) General real estate taxes and assessments not due and payable at time of closing, special assessments confirmed after the contract date, (b) Building, building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances; (d) Easements for public utilities; and (e) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

REAL ESTATE TRANSFER TAX	21-May-2020
 CHICAGO	2,437.50
CTA	975.00
TOTAL:	3,412.50 *

14-29-314-048-1081 | 20200401664310 | 1-195-306-208

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

[Signatures on following page]

This instrument prepared by:

J. Michael Tecson
Hogan Marren Babbo & Rose, Ltd
321 North Clark Street, Suite 1301
Chicago, IL 60654

Mail to:


Emily N. Holmes
203 N. LaSalle Street,
Suite 2100
Chicago, IL 60601

Send subsequent tax bills to:

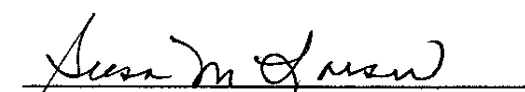
Charles M. King III
2510 N. Wayne Ave.
Unit 305
Chicago, Illinois 60614

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6th IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal as of this day of May, 2020.



Keith A. Larson



Susan M. Larson (fka Susan M. Palumbo)

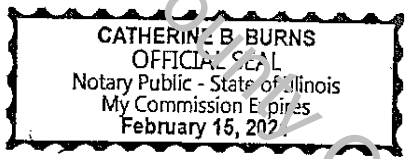
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Keith A. Larson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and official seal on this 6th day of May, 2020.



Notary Public

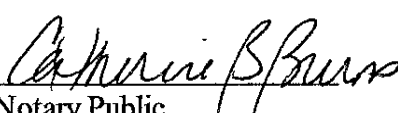


STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

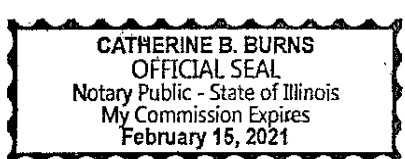
REAL ESTATE TRANSFER TAX		21-May-2020
		COUNTY: 162.50
		ILLINOIS: 325.00
		TOTAL: 487.50
14-29-314-048-1081 20200401664310		0-658-435-296

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan M. Larson (fka Susan M. Palumbo), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on this 6th day of May, 2020.



Notary Public



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EXHIBIT A

Legal Description

UNIT NOS., 305 AND P12 IN WHEEL WORKS CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 851753306, AS AMENDED AND RESTATED BY DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91198150, AS AMENDED FROM TIME TO TIME, IN THE SHEFFIELD'S ADDITION TO CHICAGO OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Numbers: 14-29-314-048-1081 and 14-29-314-048-1053

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