

16219774

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2029244176 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 12:59 PM Pg: 1 of 2

Dec ID 20200901681650  
ST/CO Stamp 1-812-892-128 ST Tax \$1,022.50 CO Tax \$511.25  
City Stamp 0-629-590-496 City Tax: \$10,736.25

(The space above for Recorder's use only)

**THE GRANTOR, Steven R. Culp**, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **David D. Colburn, as Trustee under the provisions of David D. Colburn 2007 Declaration of Trust** in the following described Real Estate situated in Cook County, Illinois, commonly known as **600 North Fairbanks Court, Unit 2401, Chicago, IL 60611**, legally described as:

Unit 2401 and Parking unit p 7-19 in the 600 North Fairbanks Condominium, a Condominium delineated on a survey of the following described real estate:

Parcel 1:

Lots 24, 25 and 26 in sub-block 1 in the Subdivision of Block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a Horizontal plane having an elevation of +246.73 feet Chicago City Datum, in Cook County, Illinois.

Parcel 2:

That part of Lots 19 to 23 both inclusive in block 1 in the subdivision of block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, lying above a horizontal plane having an elevation of +97.60 feet Chicago city Datum, and lying below a horizontal plane having an elevation of +246.73 feet Chicago city Datum, in Cook County, Illinois.

Parcel 3:

That part of Lots 19 to 26 both inclusive in block 1 in the subdivision of block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, lying above a horizontal plane having an elevation of +246.73 feet Chicago city Datum, and lying below a horizontal plane having an elevation of +354.00 feet Chicago city Datum, in Cook County, Illinois.

As delineated on the plat of survey attached as exhibit "b" to the declaration of condominium Recorded as Document 0730615045, as amended by that certain first amendment to the Declaration of condominium recorded as Document 0800915035 amended, the "declaration"), together with its undivided percentage interest in the common elements.

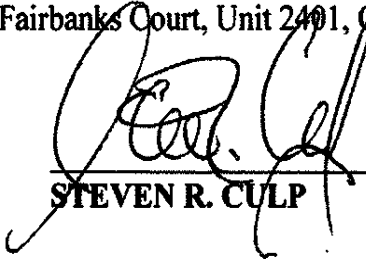
**SUBJECT TO:** Covenants, conditions and restrictions of record; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2020 and subsequent years.

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

Permanent Index Number (PIN): 17-10-206-035-1303 and 17-10-206-035-1195  
 Address of Real Estate: 600 North Fairbanks Court, Unit 2401, Chicago, IL 60611

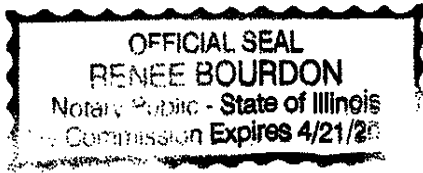
Dated this 21st day of August, 2020

  
 \_\_\_\_\_ (SEAL)  
**STEVEN R. CULP**

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 Steven R. Culp personally known to me to be the same person whose name subscribed in 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 21<sup>st</sup> day of August 20, 2020






  
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 NOTARY PUBLIC

This instrument was prepared by: Robert J. DiSilvestro, 5231 N. Harlem Avenue, Chicago, IL 60656

**MAIL TO:**  
 Mr. David Rotenberg  
 Attorney at Law  
 555 Skokie Blvd, Ste-555  
 Northbrook, IL 60062

**SEND SUBSEQUENT TAX BILLS TO:**  
 Mr. David D. Colburn  
 600 North Fairbanks Court, Unit 2401  
 Chicago, IL 60611

REAL ESTATE TRANSFER TAX		02-Sep-2020	
	COUNTY:	511.25	
	ILLINOIS:	1,022.50	
	TOTAL:	1,533.75	
17-10-206-035-1303   20200901681650   1-812-992-126			

REAL ESTATE TRANSFER TAX		02-Sep-2020	
	CHICAGO:	7,668.75	
	CTA:	3,067.50	
	TOTAL:	10,736.25 *	
17-10-206-035-1303   20200901681650   0-629-580-496			
* Total does not include any applicable penalty or interest due.			