

# UNOFFICIAL COPY

## WARRANTY DEED TENANCY BY THE ENTIRETY

MAIL TO:

Barbara Jones  
Attorney at Law  
501 S. Fairview Avenue  
Park Ridge, IL 60068

**F.A.T.I.C.**

File # 167436

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Doc#: 0719140089 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/10/2007 10:53 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Frederick Phillips and Carrie Jo Phillips  
3348 N. Clifton Avenue, Unit A  
Chicago, IL 60657

THE GRANTORS, **MICHAEL A. DUFFIN and SARAH B. DUFFIN**, married to each other, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **FREDERICK PHILLIPS and CARRIE JO PHILLIPS**, 3714 N. Wayne Avenue, Chicago, Illinois, husband and wife, as **TENANTS BY THE ENTIRETY**, and not as Joint Tenants or as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT 3348A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAWTHORNE COURT TOWNHOME CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 87-333507, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

P.I.N.: 14-20-414-019-1072

Subject to: Covenants, conditions and restrictions of record; public and utility easements; ~~existing leases and tenancies~~; special governmental taxes or assessments for improvements not yet completed; ~~unconfirmed special governmental taxes or assessments~~; general taxes for 2006 and subsequent years, **AND SO LONG AS THEY DO NOT PROVIDE FOR FORFEITURE OR REVERSION IN THE EVENT OF A BREACH, X**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as Tenants By the Entirety, and not as Joint Tenants or as Tenants in Common.

DATED this 14th day of June, 2007.

(SEAL)

Michael A. Duffin

(SEAL)

Sarah B. Duffin

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State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael A. Duffin and Sarah B. Duffin, married to each other,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 June, 2007.

*Michael Samuels*

Notary Public

This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015.

Address of Property:

3348 N. Clifton Avenue, Unit A  
Chicago, Il 60657

