

UNOFFICIAL COPY

WARRANTY DEED
Tenancy by the Entirety (Illinois)



Doc#: 0807447114 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2008 01:23 PM Pg: 1 of 3

2012 ODWR

CHICAGO

~~Mail to:~~
Bonnie Martinez Keating
Attorney at Law
6230 North Leona Ave.
Chicago, IL 60646

Name & address of taxpayer:
Ryan & Kylene Sherer
321 South Sangamon, #401
Chicago, IL 60607

THE GRANTOR(S) Thomas Phillips, a single man,
of the City of Chicago, County of Cook and 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 to Ryan Sherer and Kylene Sherer of 210 South Des Plaines, #410, Chicago, IL (address),
as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety all interest in the following
described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNITS 401 AND P-56 IN THE LOFTHAUS CONDOMINIUM AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 44 FEET AND 8 INCHES OF LOT 10 AND ALL
OD LOTS 11 AND 12 IN BLOCK 18 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH
SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 8,
2004 AS DOCUMENT 0406803106 AND THE FIRST AMENDMENT RECORDED AS DOCUMENT 0406803107
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE USE OF STORAGE SPACE S-401, A LIMITED COMMON ELEMENT AND SET
FORTH AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT
NUMBER 0406803106 AND THE FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0406803107.

*Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special
assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of
ways for roads and highways.*

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 NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT IN
TENANCY BY THE ENTIRETY.

Permanent index number(s) 17-17-226-017-1011 & 17-17-226-017-1127
Property address: 321 South Sangamon, Unit 401, Chicago, IL 60607
DATED this 22 day of August, 2006.

Thomas Phillips

MAIL TO:
LAW TITLE INSURANCE
2900 OGDEN AVE, STE. 101
LISLE, IL 60532

*This deed is being recorded
to correct chain of title.

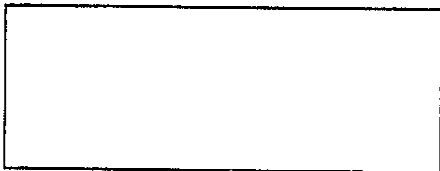
3

UNOFFICIAL COPY

WARRANTY DEED

Tenancy by the Entirety (Illinois)

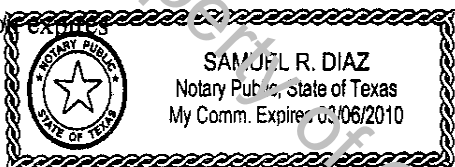
State of ^{TEXAS} ~~Illinois~~, County of Bexar ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Phillips



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 22 day of August, 2006

Commission Expires



Notary Public

Recorder's Office Box No.

Property of Cook County Clerk's Office

NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg, Attorney at Law
2900 Ogden Avenue
Lisle, IL 60532

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Act. D

Buyer, Seller or Representative
Date 3-13-08

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

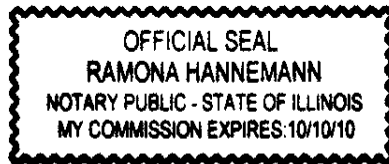
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 13, 2008

Signature: _____

Subscribed and sworn before me by
This 13th day of March,
2008.

Ramona Hannemann
Notary Public



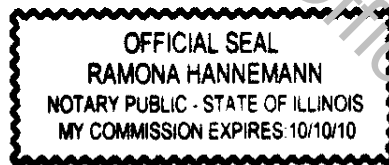
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 13, 2008

Signature: _____

Subscribed and sworn before me by
This 13th day of March,
2008.

Ramona Hannemann
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)