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Doc#: 1130729036 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/03/2011 09:46 AM Pg: 1 of 2

JR Doc # 113

**WARRANTY DEED
ILLINOIS STATUTORY
Tenants by the Entirety**

BW11-14986

THE GRANTOR(S), THOMAS F. VAN VUREN A/K/A THOMAS VAN VUREN and NICOLE ELLEN VAN VUREN A/K/A NICOLE VAN VUREN, husband and wife, 2942 North Wood Street, Unit A, of the City of Chicago, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to MATTHEW M. KATSAROS and STACEY LYNN KATSAROS, husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 3245 North Ashland Avenue, Unit 4B, Chicago, IL 60657 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

PARCEL 1: LOT 3 (EXCEPT THE WEST 138.69 FEET THEREOF) IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 0979864, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.

SUBJECT TO: General taxes for the year 2011 and subsequent years; none of the covenants, conditions and restrictions that appear of record shall provide for forfeiture or reversion in the event of a breach and none shall prohibit the use of the property for a single family residence.

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 husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number(s): 14-30-223-109-0000
Address(es) of Real Estate: 2942 North Wood Street, Unit A, Chicago, IL 60657

Dated this 21st day of October, 2011

Thomas F. Van Vuren
THOMAS F. VAN VUREN A/K/A
THOMAS VAN VUREN

Nicole Ellen Van Vuren
NICOLE ELLEN VAN VUREN AKA
NICOLE VAN VUREN

S Y
P Z
S H
SC Y
INT Y

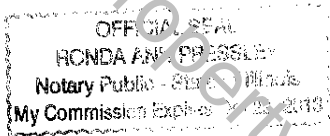
Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173

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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, CERTIFY THAT THOMAS F. VAN VUREN A/K/A THOMAS VAN VUREN and NICOLE ELLEN VAN VUREN A/K/A NICOLE VAN VUREN, husband and wife, personally known to me to be the same person(s) whose name(s) 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 2nd day of October, 2011



Honda Ann Pressley (Notary Public)

Prepared by:


Richard C. Spain
 Spain, Spain & Varnet P.C.
 33 North Dearborn Street, Suite 2220
 Chicago, IL 60602



Mail To:

Robert G. Higgins, Esq.
 55 East Monroe Street, Suite 3300
 Chicago, IL 60603

Name and Address of Taxpayer:

MATTHEW M. KATSAROS and STACEY LYNN KATSAROS
 2942 North Wood Street, Unit A
 Chicago, IL 60657

REAL ESTATE TRANSFER		11/01/2011
	CHICAGO:	\$4,312.50
	CTA:	\$1,725.00
	TOTAL:	\$6,037.50
14-30-223-109-0000 20111001601962 QXJG5N		

REAL ESTATE TRANSFER		11/01/2011
	COOK	\$287.50
	ILLINOIS:	\$575.00
	TOTAL:	\$862.50
14-30-223-109-0000 20111001601962 WZVB74		

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Warranty Deed - Individual - Tenants by the Entirety