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WARRANTY DEED Statutory (Illinois)

648374 1/2



12185121430

Doc#: 1218512143 Fee: \$42.00
Eugene "Gene" Moore RH9P Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/03/2012 01:18 PM Pg: 1 of 3

THE GRANTORS Michael Wanka and Steven Brodkey, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Margaret Spellman, of 4741 N. Talman Avenue, Unit 1, of the City of Chicago, County of Cook, State of Illinois, as Sole Owner, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1811 W. Winnemac Avenue, Unit N, Chicago, IL 60640
P.I.N.: 14-07-412-012-1030


SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

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

Dated: this 25 day of May, 2012

REAL ESTATE TRANSFER		06/20/2012
	COOK	\$193.50
	ILLINOIS:	\$337.00
	TOTAL:	\$580.50
14-07-412-012-1030 20120601602817 N751HH		

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addicks, IL 60101
630-839-4000

REAL ESTATE TRANSFER		06/19/2012
	CHICAGO:	\$2,902.50
	CTA:	\$1,161.00
	TOTAL:	\$4,063.50
14-07-412-012-1030 20120601602817 GVRB23		

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Michael Wanka
Michael Wanka

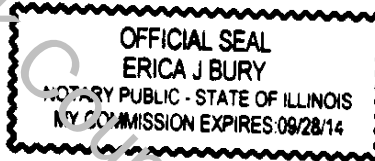
Steven Brodkey
Steven Brodkey

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael Wanka and Steven Brodkey are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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 25 day of May, 2012.

Erica J Bury
Notary Public



THIS INSTRUMENT

PREPARED BY:

Seth A. Kaplan, Esq.
Law Offices of David L. Rudolph
19 S. LaSalle St., Suite 1500
Chicago, IL 60603

WHEN RECORDED

RETURN TO:

~~Kristian Richards, Esq.~~ Margaret Spellman
~~2224 W. Irving Park Road~~ 1811 W. Winnemac Ave., Unit N, Chicago, IL 60640
~~Chicago, IL 60618~~

SEND FUTURE TAX

BILLS TO:

Margaret Spellman
1811 W Winnemac, #N
Chicago, IL 60640

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File Number: TM306502

LEGAL DESCRIPTION

Exhibit A

Parcel 1:

Unit 1811-N together with its undivided percentage interest in the common elements in Ravenswood Park Condominium, as delineated and defined in the Declaration recorded as document number 98878449, in the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 98878448 for ingress and egress, all in Cook County, Illinois.

Commonly known as: 1511 West Winnemac
Unit N
Chicago IL 60640

Property of Cook County Clerk's Office