

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1219212127 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/10/2012 11:44 AM Pg: 1 of 2

120253001007

1/2 THE GRANTORS, *Timothy J. Dwyer* and *Katherine Culhane*, husband and wife, of 1529 West Fargo Avenue, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Christine J. Curran*, a single woman, of 6812 North Wayne Avenue, Unit 3C, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.*

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

Address of Real Estate: 1529 West Fargo Avenue, Chicago, Illinois, 60626

Permanent Real Estate Index Number: 11-29-310-016-1006

DATED this 20<sup>th</sup> day of June, 2012

*Timothy J. Dwyer*  
TIMOTHY J. DWYER

*Katherine Culhane*  
KATHERINE CULHANE

State of Illinois  
County of Cook

ss.

ATGF, INC.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that *Timothy J. Dwyer* and *Katherine Culhane*, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 20<sup>th</sup> day of June, 2012.



*[Signature]*  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY Robert G. Guzaldo & Associates, Ltd., 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:  
Christine J. Curran  
1529 West Fargo Avenue #3  
Chicago, Illinois 60626

SEND SUBSEQUENT TAX BILLS TO:  
Christine J. Curran #3  
1529 West Fargo Avenue  
Chicago, Illinois 60626

S Y  
P 2  
S N  
SC Y  
INT AB

REAL ESTATE TRANSFER		06/20/2012	
	COOK		\$46.00
	ILLINOIS:		\$92.00
	TOTAL:		\$138.00

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REAL ESTATE TRANSFER		06/20/2012	
	CHICAGO:		\$690.00
	CTA:		\$276.00
	TOTAL:		\$966.00

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## LEGAL DESCRIPTION

UNIT 1529-3 IN FARGO MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN BLOCK 9 IN BIRCHWOOD BEACH SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97357313, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address of Real Estate: 1529 West Fargo Avenue, <sup>#3</sup>Chicago, Illinois 60626

Permanent Real Estate Index Number: 11-29-310-016-1006

Property of Cook County Clerk's Office

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

1529 West Fargo Avenue  
Chicago, Illinois 60626

Timothy J. Dwyer  
Katherine Culhane

to

Christine J. Curran