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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)



Doc#: 1219504008 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/13/2012 08:30 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, Dalewood Homes LTD., an Illinois Corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Matthew Cohen and Madelyn Tan, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, **(GRANTEE'S ADDRESS)** 2945 W. Belle Plaine #3E, Chicago, Illinois 60619 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways, general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2012, ~~and with waiver of any implied warranty imposed by Illinois Law.~~

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 13-17-122-013-0000
Address(es) of Real Estate: 4456 N. McVicker Ave, Chicago, Illinois 60630

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 18 day of June, 2012.

Dalewood Homes LTD.,
an Illinois Corporation

By Denis Mc Laughlin
Denis Mc Laughlin
President

S Y
P 3
S N
SC Y
INT Y

REAL ESTATE TRANSFER		07/02/2012
	CHICAGO:	\$2,670.00
	CTA:	\$1,068.00
	TOTAL:	\$3,738.00
13-17-122-013-0000 20120601603785 YGA3LK		

REAL ESTATE TRANSFER		07/02/2012
	COOK	\$178.00
	ILLINOIS:	\$356.00
	TOTAL:	\$534.00
13-17-122-013-0000 20120601603785 ZBVFKB		

Box 334

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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 Denis Mc Laughlin, personally known to me to be the President of the Dalewood Homes LTD., an Illinois Corporation, appeared before me this day in person and severally acknowledged that as such Denis Mc Laughlin and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of June, 2012.



Kelly Williams (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Signature of Buyer, Seller or Representative

Prepared By: Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Matthew Cohen and Madelyn Tan
4456 N. McVicker Ave
Chicago, Illinois 60630

Name & Address of Taxpayer:
Matthew Cohen and Madelyn Tan
4456 N. McVicker Ave
Chicago, Illinois 60630

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT 'A'
Legal Description

LOT 1 IN BLOCK 2 IN OLIVER L. WATSON'S MONTROSE BOULEVARD ADDITION, BEING A SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office