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P.N.T.N.



Doc#: 1229233112 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/18/2012 01:38 PM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR(S)

(The space above for Recorder's use only)

Christopher Klare and Jessica Lan, husband and wife of the City of Philadelphia, County of , State of PA, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Nicholas A Ziegler and Michelle A. Ehlert not in Tenancy in Common, but in JOINT TENANCY in the following described Real Estate situated in Cook County, Illinois, commonly known as 3713 N. Sheffield Avenue, Unit 3, Chicago, IL 60613 , legally described as:

**PARCEL 1: UNIT 3 IN THE 3713 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE SOUTH 1/2 OF LOT 11 IN BLOCK 5 IN BUCKINGHAM 2ND ADDITION TO LAKEVIEW IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020126623, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS**

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 0020126623.

SUBJECT TO: Covenants, conditions and restrictions of record; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2012 and

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subsequent years.


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 in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): 14-20-220-038-1003

Address(es) of Real Estate: 3713 N. Sheffield Avenue, Unit 3, Chicago, IL 60613

Dated this 21st day of September, 2012


 (SEAL)
Christopher Klare

 (SEAL)
Jessica Lan

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Klare and Jessica Lan personally known to me to be the same persons whose names are subscribed in 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 19th day of Sept, 2012


OFFICIAL SEAL
KATHRYN JAKUBOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-27-2014

NOTARY PUBLIC

Commission expires

This instrument was prepared by: Jeffrey S. Evens Attorney at Law, 7030 N. Kilpatrick Avenue, Lincolnwood, IL 60712

MAIL TO:

Richard Spain
Spain, Spain & Varnet, P.C.
33 N. Dearborn Street * 2220
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Nicholas A. Ziegler and Michelle A. Ehlert
3713 N. Sheffield Avenue, Unit 3
Chicago, IL 60613

REAL ESTATE TRANSFER	09/24/2012
CHICAGO:	\$3,337.50
CTA:	\$1,335.00
TOTAL:	\$4,672.50

REAL ESTATE TRANSFER	09/24/2012
COOK	\$222.50
ILLINOIS:	\$445.00
TOTAL:	\$667.50