

# UNOFFICIAL COPY

**WARRANTY DEED  
(ILLINOIS)  
(Individual to Individual)**

1230904  
THE GRANTOR(S),

Dennis Ryan, Jr. and Gabriela Ryan,  
husband and wife as tenants by  
the entirety



Doc#: 1308456078 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/25/2013 02:47 PM Pg: 1 of 3

of the City of Chicago, County Cook, State of Illinois for and in consideration of TEN and XX/00 (\$10.00) DOLLARS, and other valuable consideration, in hand paid, hereby CONVEYS and WARRANTS to Sarah M. Hicks individually, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description which is attached hereto and made a part hereof

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$240,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Commonly known as: 4700 Talman Avenue #2, Chicago, IL, 60625  
Permanent Index Number: 13-13-202-037-1002

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Taxes for the year 2012 and subsequent years, covenants, conditions and restrictions of record, public and utility easements, ~~existing leases and tenancies, if any,~~ and unconfirmed special government taxes or assessments.

DATED this 4 day of March, 2013

Dennis Ryan, Jr. (SEAL)  
Dennis Ryan, Jr.

Gabriela Ryan (SEAL)  
Gabriela Ryan

REAL ESTATE TRANSFER 03/19/2013  
CHICAGO: \$1,500.00  
CTA: \$600.00  
TOTAL: \$2,100.00  
13-13-202-037-1002 | 20130301601548 | X4VRA4



REAL ESTATE TRANSFER 03/19/2013  
COOK \$100.00  
ILLINOIS: \$200.00  
TOTAL: \$300.00  
13-13-202-037-1002 | 20130301601548 | YCJMOX



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# UNOFFICIAL COPY

State of Illinois )

) SS

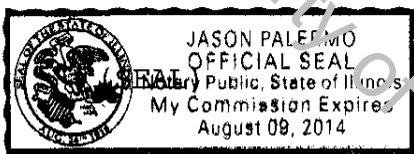
County of COOK )

I, JASON PALEMO, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Dennis Ryan, Jr. and Gabriela Ryan

is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 4 day of MARCH, 2013



[Signature]  
NOTARY PUBLIC

My Commission expires 8-9, 2014.

This instrument was prepared by:

Michael Castaldo, Jr.  
1500 W. Chicago Avenue  
Chicago, Illinois 60642  
Ph (312)564-5159  
Fx (312)376-0322

MAIL TO:  
LAKESHORE TITLE AGENCY  
1301 E. HIGGINS RD  
ELK GROVE VILLAGE, IL 60007

~~AFTER RECORDING, MAIL TO:~~

SEND SUBSEQUENT TAX BILLS TO:

Shane Mowery  
(NAME)  
3703 W. Irving Park Rd  
(ADDRESS)  
Chicago, IL 60618  
(CITY, STATE, AND ZIP)

Sarah M. Hicks  
(NAME)  
4700 N. Talman #2  
(ADDRESS)  
Chicago, IL 60625  
(CITY, STATE AND ZIP)

**UNOFFICIAL COPY****EXHIBIT "A"**

**PARCEL 1: UNIT 4700-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TALMAN COURT CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99619010, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-00-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 99619010.**

**NOTE FOR INFORMATION ONLY:**

**C/K/A: 4700 N TALMAN AVENUE #2, CHICAGO, IL, 60625**

**PIN: 13-13-202-037-1002**

Property of Cook County Clerk's Office