

UNOFFICIAL COPY

WARRANTY DEED

(Tenancy by the Entirety)



Doc#: 1310004029 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 10:27 AM Pg: 1 of 2

130332401187

AFTER RECORDING, RETURN TO:

Kevin P. Mitrick
Attorney at Law
33 N. Dearborn, Suite 2220
Chicago, IL 60602

NAME/ADDRESS OF TAXPAYER:

Bradley R. Franklin and Erin J. Franklin
3232 N. Seminary Ave., Unit #3
Chicago, IL 60657

THE GRANTOR(S), Christopher W. Taylor, an unmarried man, of the City/Village of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY(S) and WARRANT(S) to:

Bradley R. Franklin and Erin J. Franklin, husband and wife,
not as tenants in common or as joint tenants, but as Tenants by the Entirety
2246 N. Clark Ave., Apt. 2, Chicago, IL 60614

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

Permanent Index No.: 14-20-422-061-1003

Property Address: 3232 N. Seminary Ave., Unit #3, Chicago, IL 60657

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 or in joint tenancy, but in tenancy by the entirety forever.

Subject to general real estate taxes for 2012 and subsequent years and all easements, covenants, conditions and restrictions of record.

Dated this 22nd day of March, 2013.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Christopher W. Taylor

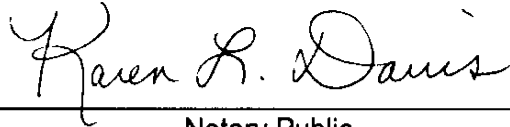
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Christopher W. Taylor, an unmarried man, 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 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.

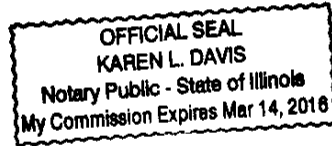
Given under my hand and official seal, this 22nd day of March, 2013.



Notary Public

This Instrument Prepared By:

Stephen W. Taylor, Atty.
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462



LEGAL DESCRIPTION

Parcel 1:


Unit Number 3 in the 3232 North Seminary Condominium, as delineated on a survey of the following described property: Lot 38 in Block 7 in Baxter's Subdivision of the East 1/2 of Lots 20 to 24 in Block 7 of Baxter's Subdivision of the Southeast 1/4 of Section 20, Township 40 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 No. 0628645047, together with an undivided percentage interest in the common elements.



Parcel 2:

The exclusive right to use Parking Space G-2, and storage space Number S-3, limited common elements as delineated on the survey attached to the Declaration aforesaid as Document No. 0628645047.

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REAL ESTATE TRANSFER	03/22/2013
 CHICAGO:	\$4,500.00
CTA:	\$1,800.00
TOTAL:	\$6,300.00

REAL ESTATE TRANSFER	03/22/2013
  COOK	\$300.00
ILLINOIS:	\$600.00
TOTAL:	\$900.00

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