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WW 449013

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WARRANTY DEED



THIS INDENTURE WITNESSETH,

That the Grantor,

PATRICK FLAHERTY,  
a married man,

of the City of Park Ridge  
in the County of Cook  
and State of Illinois

Doc#: 1310704101 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2013 01:37 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to:

AUTUMN

RICHARD MOY and MIRANDA BLUNT, Husband and Wife, whose address is 1234 W. Argyle, Chicago, Illinois 60640, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

AS LEGALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 14-05-311-036-1001

Common Address: 1514 W. Victoria<sup>ST</sup>, #1, Chicago, Illinois 60650

situated in Cook County, Illinois, hereby releasing and waiving unto Grantee all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not a homestead property as to Grantor's Spouse.

Dated on this 8 day of March, 2013.

PATRICK FLAHERTY

BOX 333-CP

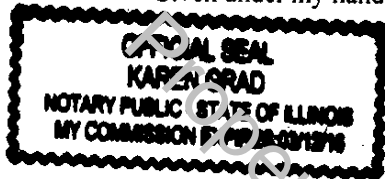
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STATE OF ILLINOIS       )  
                                       ) SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Patrick Flaherty is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial Seal this 8<sup>th</sup> day of March, 2013.



Karen A. Grad  
 Notary Public

Future Taxes to:

Richard Moy and Miranda Blunt  
 1514 W. Victoria, #1  
 Chicago, Illinois 60660

Return this document to:

Colleen Muentzer, Esq.  
 Muentzer and Muentzer, P.C.  
 13305 South Ridgeland Avenue, Unit C  
 Palos Heights, Illinois 60463

This Instrument was Prepared by: Karen A. Grad, P.C.  
 Whose Address is: 5750 Old Orchard Road, Suite 420, Skokie, IL 60077

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done 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 due and payable at the time of Closing.

## REAL ESTATE TRANSFER 04/03/2013



CHICAGO: \$2,553.75  
 CTA: \$1,021.50  
 TOTAL: \$3,575.25

14-05-311-056-1001 | 20130301600101 | E7LM9H

## REAL ESTATE TRANSFER 04/03/2013



COOK \$170.25  
 ILLINOIS: \$340.50  
 TOTAL: \$510.75

14-05-311-056-1001 | 20130301600101 | W5AB2N

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1409 WNW449013 SK

**STREET ADDRESS:** 1514 W. VICTORIA

**UNIT 1**

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 14-05-311-056-1001

**LEGAL DESCRIPTION:**

UNIT 1 IN 1514 WEST VICTORIA CONDOMINIUM ASSOCIATION AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 20 IN KATHERINE HANSEN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION MADE BY JOHN MICHAEL RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0416031099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FOURTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.