

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY TENANTS BY THE ENTIRETY



1313612055

Doc#: 1313612055 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2013 10:35 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
FILE # 2405850

THE GRANTOR(S), Gregory D. Dellafranco and Susan B. Dellafranco, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Russell J. Kerr and Nora W. Kerr, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 2312 West Sunnyside, Chicago, Illinois 60625 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 88 IN STEVER'S SUBDIVISION OF JEFFERSON PARK, A SUBDIVISION OF THE WEST 1367 FEET OF THE NORTH 1/2 OF LOT 4 IN SCHOOL TRUSTEES OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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 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): 13-16-112-034-0000  
Address(es) of Real Estate: 5449 West Leland Avenue, Chicago, Illinois 60630

Dated this 25 day of April, 2013

[Signature]  
Gregory D. Dellafranco  
 [Signature]  
Susan B. Dellafranco

[Signature]  
[Signature]

REAL ESTATE TRANSFER	05/01/2013
CHICAGO:	\$3,787.50
CTA:	\$1,515.00
<b>TOTAL:</b>	<b>\$5,302.50</b>



13-16-112-034-0000 | 20130401604158 | DJECY7

REAL ESTATE TRANSFER	05/01/2013
COOK	\$252.50
ILLINOIS:	\$505.00
<b>TOTAL:</b>	<b>\$757.50</b>



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INT AB

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gregory D. Dellafranco and Susan B. Dellafranco, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to 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 25 day of April, 2013



Stefanie V. Herringer (Notary Public)

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**Prepared By:** Dennis M. Nolan, Esq.  
221 West Railroad Avenue  
Bartlett, Illinois 60103

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**Mail To:**  
Mark S. Kestnbaum, Esq.  
Omicron Technologies  
6348 North Milwaukee Avenue, Suite 328  
Chicago, Illinois 60646

**Name & Address of Taxpayer:**  
Russell J. Kerr and Nora W. Kerr  
5449 West Leland Avenue  
Chicago, Illinois 60630

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### CERTIFICATE OF ZONING COMPLIANCE

Department of Housing and Economic Development  
 City Hall, Room 805  
 121 N. La Salle Street  
 Chicago, IL 60602-1211

Phone: 312-744-6317  
 TTY: 312-744-2950  
 No fax filing permitted  
 Hours: 8:30 a.m. - 4:15 p.m.

06177707-2501-04 APR 8 2013 246 575 00

Date Received:  
**RECEIVED**  
 APR 8 - 2013  
 CITY OF CHICAGO  
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

This Certificate may be picked up on:  
 After 7 days, this Certificate will be mailed to the Owner listed in Section 4.

A Certificate of Zoning Compliance certifies the number of dwelling units at a property that are legal under the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago). This form is for use with buildings containing one to five dwelling units that are not condominiums or co-ops. Please read the instructions and disclaimers on both sides of this form before filling out this application.

#### Part One: Application for Certificate of Zoning Compliance

**INSTRUCTIONS:** This section must be filled out completely, signed by the owner or the owner's agent, and presented in person or by mail to the Department of Housing and Economic Development. Payment of a \$120.00 fee is required at the time this application is filed, payable to "City of Chicago Dept. of Finance." Please clearly print or type.

1. Address of the Property: 5449 West Leland
2. PIN: 03 - 16 - 112 - 034 - 0000

3. Number of Dwelling Units at the Property	Main or Front Building	Rear or Other Building
Basement		
First Floor	1	
Second Floor		
Third Floor		
Other (specify)		
<b>Totals:</b>	1	

#### 4. Owner Information:

Name: Della Franco  
 Address: 5449 W. Leland  
 City: Chicago State: IL Zip: 60630

#### 5. Contact Person:

Name: TOM MORAN  
 Phone: 773-592-2469

6. I, the undersigned, certify that the information provided above is true, correct, and complete.

Signature: [Signature]  
 Print Name: Jason Nunnally

Date: 4-8-13  
 Owner  Agent

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT ONLY  
 DO NOT FILL IN BELOW THIS LINE.

#### Part Two: Certificate of Zoning Compliance

The application is:  Approved  Denied

**DISCLAIMER:** This Certificate does not certify a dwelling unit's compliance with the Chicago Building Code or the permit requirements of the Chicago Building Code.

**CERTIFICATE OF ZONING COMPLIANCE**  
 APR 9 2013  
 CITY OF CHICAGO  
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

Certified as ONE total dwelling unit

White Copy - Applicant - Yellow Copy - Department of Housing and Economic Development - Pink Copy - Department of Revenue - Colored Copy - Mail or Warehouse