

1062
180687

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

THIS DEED is made as of the 3
day of May, 2013,
by and between



Doc#: 1314034075 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2013 02:34 PM Pg: 1 of 5

JOE E KRANZ AND ERIN R
BRASLAWSKY, N/K/A ERIN KRANZ,
husband and wife

("Grantor," whether one or
more),

and

TIMOTHY ^MHASWELL and Wendy E Goetz,

*a(n) husband and wife, not as tenants in common, and not as joint tenants with right
of survivorship, but as tenants by the entirety.
of 5019 N. Rockwell St., Apt. 3, Chicago, IL 60625*

("Grantee," whether one or
more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL ONE:

UNIT NO. 3727-1F, IN THE KEELER COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 13, IN BLOCK 1 OF RACE'S ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, 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 0713622034; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-8, AS LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0713622034.

COMMONLY KNOWN AS: 3727 N KEELER AVE., UNIT 1F, CHICAGO, IL 60641

PARCEL INDEX NUMBER (PIN): 13-22-217-034-1002, Volume 349

UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2012 and subsequent years.

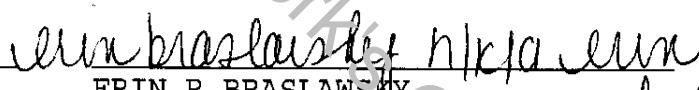
COMMONLY KNOWN AS: 3727 N KEELER AVE., UNIT 1F, CHICAGO, IL 60641

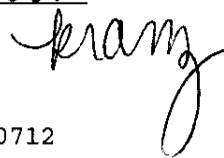
PARCEL INDEX NUMBER (PIN): 13-22-217-034-1002, Volume 349

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 3 day of May, 2013.



JOE E KRANZ



ERIN R BRASLAWSKY
N/K/A ERIN KRANZ 

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:
David Rhodes
161 N. Clark St, Suite 550
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
TIMOTHY HASWELL
3727 N. Keeler Ave, Unit 1F
Chicago, IL 60641

OR RECORDER'S OFFICE BOX NO. _____

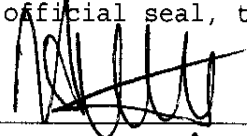
State of IL)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOE E KRANZ and ERIN R BRASLAWSKY is/are personally known to me to be the same

UNOFFICIAL COPY

person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of May, 2013.

Notary Public 

My Commission Expires: 6-19-16



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

05/16/2013



CHICAGO:	\$1,102.50
CTA:	\$441.00
TOTAL:	\$1,543.50

13-22-217-034-1002 | 20130401607509 | VVZ2FU

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

05/16/2013



COOK	\$73.50
ILLINOIS:	\$147.00
TOTAL:	\$220.50

13-22-217-034-1002 | 20130401607509 | FXD89U