

UNOFFICIAL COPY

WARRANTY DEED

WHEN RECORDED, MAIL TO:

~~Jay Collins, Esq.
1300 W. Belmont Avenue, Suite 113
Chicago, Illinois 60657~~

SEND SUBSEQUENT TAX BILLS TO:

Reginald Alston
4509 N. Magnolia, Unit 3N
Chicago, Illinois 60640



Doc#: 1318916025 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2013 10:58 AM Pg: 1 of 2

STERLING TITLE SERVICES, LLC 013-334 112

GRANTORS, **Scott Grams and Karla Grams**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Reginald Alston**, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Nos.: 14-17-118-029-1003; 14-17-118-029-1010.

Property Address: 4509 N. Magnolia Avenue, Unit 3N and P-4, Chicago, Illinois 60640.

Subject to the following, if any: (1) General real estate taxes for the year 2012-2nd installment and subsequent years; (2) private, public and utility easements of record, if any; (3) covenants, conditions and restrictions of record, if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 26 Day of June, 2013.

DATED this 26 Day of June, 2013.

Scott Grams

Karla Grams

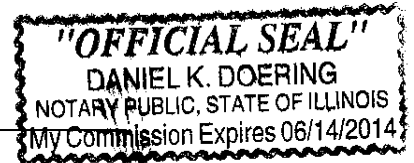
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SCOTT GRAMS and KARLA GRAMS, personally known to me to be the same persons whose names 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 notary seal, this 26th Day of June, 2013.

My commission expires 6/14/2014

Notary Public



PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

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American Land Title Association

**Commitment
Revised 10-17-92**

Commonwealth Land Title Corporation

Commitment Number: 2013000334


**EXHIBIT A
PROPERTY DESCRIPTION**



The land referred to in this Commitment is described as follows:

UNITS 3N AND P-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4507-09 N. MAGNOLIA CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99995700, IN THE NORTHEAST 1/4 SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4509 N. MAGNOLIA AVENUE, UNIT 3 AND P-4, CHICAGO, IL., 60640

PIN(S): 14-17-118-029-1003 AND 14-17-118-029-1010

REAL ESTATE TRANSFER	07/03/2013
 CHICAGO:	\$2,002.50
CTA:	\$801.00
TOTAL:	\$2,803.50
14-17-118-029-1003 20130601608501 CYYH85	

REAL ESTATE TRANSFER	07/03/2013
 COOK	\$133.50
 ILLINOIS:	\$267.00
TOTAL:	\$400.50
14-17-118-029-1003 20130601608501 J5P1HP	

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(2013000334.PFD/2013000334/8)