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WARRANTY DEED



Doc#: 1319704074 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/16/2013 12:26 PM Pg: 1 of 2

MAIL TO:

Jeff Smith
708 Church St.
Suite #235
Evanston, IL 60201

NAME & ADDRESS OF TAXPAYER

Tracey Briggs
3248 N. Sheffield, #1
Chicago, IL 60657

NW 7108719-PK 1351

THE GRANTOR, William & Christine Fiedler, Husband and Wife, of 333 Charing Cross Rd., Elk Grove Village, IL 60007, for and in consideration of TEN AND NO/100 DOLLARS (10.00), and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) to Tracey Briggs (BUYERS), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1, IN THE 3248 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 44 IN BLOCK 5 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 98872807, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 14-20-424-043-1003
Property Address: 3248 N. Sheffield, #1, Chicago, IL 60657

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this 21 day of June, 2013

William C. Fiedler (Seal)
WILLIAM FIEDLER

Christine Fiedler (Seal)
CHRISTINE FIEDLER

S Y
P 2
S N
SC Y
INT Y

REAL ESTATE TRANSFER		06/25/2013	
	COOK		\$100.00
	ILLINOIS:		\$200.00
	TOTAL:		\$300.00

14-20-424-043-1003 | 20130601606029 | HNU8KZ

REAL ESTATE TRANSFER		06/25/2013	
	CHICAGO:		\$1,500.00
	CTA:		\$600.00
	TOTAL:		\$2,100.00

14-20-424-043-1003 | 20130601606029 | KS6CH6

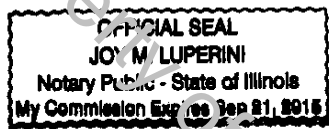
PK 332 LTD

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, WILLIAM & CHRISTINE FIEDLER, Husband and Wife, 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 she signed, sealed and delivered the 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 notarial seal, this 21 day of June, 2013



Joy M. Luperini
Notary Public

This instrument was prepared by :

John H. Ciprian
Reda Ciprian Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

Property of Cook County Clerk's Office