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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Individual to Individual)



13219330420

Doc#: 1321933042 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2013 11:06 AM Pg: 1 of 2

SA4843000 CTIC
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THE GRANTOR(S) PAUL J. MAGELLI, a married man, 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 ERLIND CANDELA and COLETTE KOPTERSKI, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, of 2820 W. Berwyn, Chicago, Illinois, 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 318 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-29-103-021-0000
Address(es) of Real Estate: 1218 W. Fletcher, Chicago, IL 60657

Dated this 19 day of July, 2013

Paul J. Magelli

This is not homestead property.

REAL ESTATE TRANSFER	07/19/2013
CHICAGO:	\$4,500.00
CTA:	\$1,800.00
TOTAL:	\$6,300.00



14-29-103-021-0000 | 20130701601928 | TPWK73

REAL ESTATE TRANSFER	07/19/2013
COOK:	\$300.00
ILLINOIS:	\$600.00
TOTAL:	\$900.00



14-29-103-021-0000 | 20130701601928 | RR311B

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul J. Magelli, personally known to me to be the same person(s) whose name(s) is 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 19th day of July, 2013



Kathleen M. Regan (Notary Public)

Prepared By: Synergy Law Group, LLC.
Arthur E. Mertes, Esq.
730 West Randolph Street, Suite 600
Chicago, IL 60661

Mail To:
Lauren Schultz
Fuchs & Roselli, Ltd.
440 W. Randolph Street, Suite 500
Chicago, IL 60606

Name & Address of Taxpayer:
Erlend Candea & Colette Kopterski
2820 W. Berwyn
Chicago, IL 60626

Property of Cook County Clerk's Office