**UNOFFICIAL COPY** 

13241016130

Doc#: 1324101013 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/29/2013 09:30 AM Pg: 1 of 3

This Instrument Prepared By:

Shane E. Mowery Attorney at Law 3703 W. Irving Park Rd. Chicago, IL 60618

(The Above Space for Recorder's Use Only)

### **WARRANTY DEED**

STEVEN H. FINE and AMY S. FINE, husband and wife, residing at 2845 N. WOLCOTT AVE. #F, CHICAGO IL 60657 (hereinafter called "Grantors"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.0%) and other good and valuable consideration in hand paid by ROY ALLEN and AMY ALLEN, (hereinafter called "Grantees"), husband and wife, not as joint tenants, nor as tenants in common, but as tenants by the entirety, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant unto Grantees, all of Grantors' right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated barein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestend Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2012 (2<sup>nd</sup> installment), 2013 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 2845 N. WOLCOTT AVE. #F, CHICAGO IL 60657 - 406

Permanent Index Number: 14-30-222-137-0000

TO HAVE AND TO HOLD the premises unto Grantees, their successors and assigns FOREVER, and Grantors do hereby covenant that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey.

 CHICAGO:
 \$4,230.00

 CTA:
 \$1,692.00

 TOTAL:
 \$5,922.00

REAL ESTATE TRANSFER 06/19/2013

COOK \$282.00

ILLINOIS: \$564.00

TOTAL: \$846.00

BOX 334 CT

31

14-30-222-137-0000 | 20130501602499 | 5AJC63

# 25coh 15+1

# **UNOFFICIAL COPY**

GRANTORS:	
STEVEN H. FINE	AMY S. FINE
SV-	Jay Fine
Date of Execution: May 22	, 2013
STATE OF ILLINOIS ) COUNTY OF COOK ) SS:	
I, the undersigned, a Notary Public CERTIFY that STEVEN H. FINE personal subscribed to the foregoing instrument, appearance.	ic in the State and County aforesaid, DO HEREBY ally known to me to be the same person whose name is eared before me this day in person, and acknowledged as his free and voluntary act, for the uses and purposes
Given under my hadeFignal cefficial ser  JESSICA M GONZALEZ  NOTARY PUBLIC - STATE OF ILLINO MY COMMISSION EXPIRES: 10/20/1	os ac
My Commission Expires:  I. the undersigned, a Notary Public	c in the State and County eforesaid, DO HEREBY
CERTIFY that <b>AMY S. FINE</b> personally I subscribed to the foregoing instrument, appearance.	known to me to be the same person whose name is eared before me this day in person, and acknowledged nent as her free and voluntary act, for the uses and
Given under my hand and official sea	ral, this ZZ day of May, 2013.
My Commission Expires:	Notary Public OFFICIAL SEAL
After Recording Mail To:	Mail Tax Bills To:  JESSICA M GONZALEZ  NOTARY PUBLIC - STATE OF ALLINOIS  MY COMMISSION EXPIRES: 10/20/13
SCOTT BERMAN 9816 KEELER AVENUE	ROY & AMY ALLEN 2845 N. WOLCOTT AVE. #F

1324101013D Page: 3 of 3

## **UNOFFICIAL COPY**

### EXHIBIT A

#### **LEGAL DESCRIPTION**

PARCEL 1: LOT 32 (EXCEPT THE WEST 0.38 FEET THEREOF) IN LANDMARK VILLAGE UNIT 2, A RESUBDIVISION OF LOT 165 THRU 175 AND LOTS 222 THRU 232, IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS IN, TO, OVER AND ACROSS LOT 58 AS CREATED BY THE PLAT OF RESUBDIVISION RECORDED AS EXCUMENT NUMBER 95027318.