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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 (\$10.00) 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 herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2012 (2nd 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 - 1063

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.

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REAL ESTATE TRANSFER	06/19/2013
CHICAGO:	\$4,230.00
CTA:	\$1,692.00
TOTAL:	\$5,922.00

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REAL ESTATE TRANSFER	06/19/2013
COOK	\$282.00
ILLINOIS:	\$564.00
TOTAL:	\$846.00

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BOX 334 CTM

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Handwritten notes on the left margin: "copy", "10/15/13", "852071515"

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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 DOCUMENT NUMBER 95027318.

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