

UNOFFICIAL COPY

WARRANTY DEED
JOINT TENANCY



Doc#: 1328133068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2013 10:56 AM Pg: 1 of 3

ST543527 (NA) CTI 00 NOTB E 10-f 1

Property of Cook County Clerk's Office

THE GRANTOR(S), DENISE E. NEDZA, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, convey(s) and warrants(s) to JAMES MATHEW, divorced and not since remarried, AND SHANTI M. MATHEW, a single woman, in joint tenancy, (Grantee's Address) 755 E. Lexington Blvd., Whitefish Bay, Wisconsin 53217, of the County of Milwaukee, the following described real estate situated in the County of Cook in the State of Illinois, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-32-414-071-1011
Address of Real Estate: 1827 N. Dayton St., Unit D, Chicago, Illinois 60614

Dated this 7th day of August, 2013

Denise E Nedza

DENISE E. NEDZA

BOX 334 CTI

SUB
P-B
S-N
SC-Y
INT-PR

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

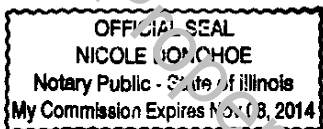
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Denise E. Nedra

personally known to me to be the person(s) whose name(s) is, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 7 day of August, 2013

Nicole Monchoe (Notary Public)



Prepared By:
Julie A. Moltz-Matgous
P.O. Box 5999
Vernon Hills, Illinois 60061

Mail To:
Michael J. Pynchalla
The Law Offices of Lopez, Pynchalla & Kaufman, LLC
1117 North Ashland Avenue
Chicago, IL 60622

REAL ESTATE TRANSFER		08/07/2013
	CHICAGO:	\$3,881.25
	CTA:	\$1,552.50
	TOTAL:	\$5,433.75
14-32-414-071-1011 20130801601111 9933SE		

REAL ESTATE TRANSFER		08/07/2013
	COOK	\$258.75
	ILLINOIS:	\$517.50
	TOTAL:	\$776.25
14-32-414-071-1011 20130801601111 09D5RG		

Name and Address of Taxpayer/Address of Property:
~~James Mathew~~ + Shanti M Mathew
1827 N. Dayton St., Unit D
Chicago, Illinois 60614

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 1827-D IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 48 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREIN REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY TO CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1984 AND KNOWN AS TRUST NUMBER 62747 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 85162137, AS AMENDED FROM TIME TO TIME TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Subject to: Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record, if any, so long as none are violated and none interfere with Purchaser's use of the Property as Purchaser's residence and so long as a violation shall not result in a forfeiture or a reversion; public and utility easements so long as they do not underlie the improvements to the Property; general real estate taxes for 2013 and subsequent years; and acts done or suffered by or through Grantee.

P.I.N.: 14-32-414-071-1011

Commonly known as: 1827 N. Dayton St., Unit D, Chicago, Illinois 60614