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Doc#: 1329126012 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2013 09:29 AM Pg: 1 of 4

WARRANTY DEED

CTSA 3742005 PK

THE GRANTORS, JAMES M. ELLIS and KATHLEEN ELLIS, as HUSBAND AND WIFE, of Cook County of State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO THE GRANTEE, EDWARD GROSS and CYNTHIA GROSS, as HUSBAND AND WIFE, of 5878 N. Odell Chicago, Illinois TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN BEESLEY'S RESUBDIVISION OF LOTS 5 TO 8 INCLUSIVE IN BLOCK 23 IN THE TOWN OF NORWOOD PARK, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5719 NEW HAMPSHIRE AVENUE, CHICAGO, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2012 and subsequent years; the Grantee's mortgage or trust deed; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit, and 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: 13-06-311-019-0000

Address of Real Estate: 5719 North New Hampshire Avenue
Chicago, IL 60631

REAL ESTATE TRANSFER	09/21/2013
CHICAGO:	\$5,887.50
CTA:	\$2,355.00
TOTAL:	\$8,242.50

13-06-311-019-0000 | 20130601608092 | 53K3EH

REAL ESTATE TRANSFER	09/21/2013
COOK	\$392.50
ILLINOIS:	\$785.00
TOTAL:	\$1,177.50

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Prepared By:

**Patrick J. Mayerbock, Esq.
4951 North Lowell Avenue
Chicago, IL 60630**

Mail To:

**The Law Office of Michael J. Nolan, P.C.
7133 West Higgins Avenue
Chicago, IL 60656**

Name & Address of Taxpayer:

**Edward and Cynthia Gross
5719 North New Hampshire Avenue
Chicago, IL 60631**

Property of Cook County Clerk's Office

UNOFFICIAL COPYDated this 27th day of June, 2013.

By: James M. Ellis, a Married Man.

STATE OF ILLINOIS)

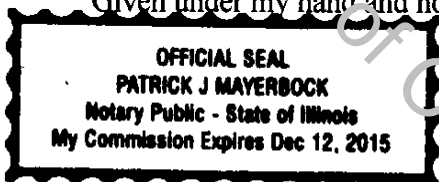
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COUNTY OF COOK)

James M. Ellis
*James M. Ellis by
Atty in fact*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT JAMES M. ELLIS** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of June, 2013.

*Patrick J. Mayerbock*
Notary Public

My commission expires on December 12, 2013.

Dated this 27th day of June, 2013.

By: Kathleen Ellis, a Married Woman.

STATE OF ILLINOIS)

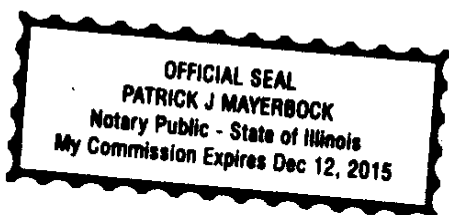
)ss.

COUNTY OF COOK)

Kathleen Ellis
Kathleen Ellis

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT KATHLEEN ELLIS** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of June, 2013.

*Patrick J. Mayerbock*
Notary Public

My commission expires on December 12, 2013.

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Trust, Indemnity and Security Agreement No. 201332620-002

EXHIBIT A

TITLE INDEMNITY SET UP TO PAY THE 2ND INSTALLMENT OF 2012 PROPERTY TAXES DUE TO THE COOK COUNTY COLLECTOR. CHICAGO TITLE WILL ORDER THE BILL AND PAY THE TAXES. REFUND OF ANY BALANCE DEPOSITED WILL OCCUR AFTER THE CHECK REPRESENTING THE TAX PAYMENT CLEARS CHICAGO TITLE'S BANK.

HOWEVER, IF THE TAX BILL COMES BACK HIGHER THAN THE AMOUNT COLLECTED AT CLOSING, THE INDEMNITOR WILL SUPPLY CHICAGO TITLE WITH THE ADDITIONAL FUNDS, INCLUDING LATE FEES, IF ANY, BEFORE TAXES CAN BE PAID.

1. TAXES FOR THE YEAR(S) 2012 AND 2013
2013 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2012 FIRST INSTALLMENT WAS DUE MARCH 1, 2013
NOTE: 2012 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
13-06-311-019-0000	1 OF 1	2012	\$5,677.71	UNPAID