

(1 of 4)



Doc#: 1330335160 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2013 10:51 AM Pg: 1 of 5

This Instrument prepared by:

Frank J. Callero, Esq.
Ungaretti & Harris, LLP
70 W Madison St, Suite 3500
Chicago, Illinois 60602

After recording return to:

Jonathan M. Aven
Law Offices of Jonathan M. Aven, Ltd.
180 N Michigan Ave, Suite 2105
Chicago, Illinois 60601

8934811 KARSA

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 7th day of October, 2013, from Burgess C. Wilson and Jennifer B. Morgensern, as Joint Tenants with Right of Survivorship (together, the "Grantor"), to Michael Thompson and Deneeta Thompson, as Joint Tenants with Right of Survivorship, each an individual residing in Cook County, Illinois (together, the "Grantee").

WITNESSETH, that said Grantor, in consideration of Ten and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, DOES HEREBY REMISE, RELEASE, ALIEN AND CONVEY UNTO GRANTEE, and their successors and assigns, FOREVER, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, to-wit:

Legal Description: See Exhibit A attached hereto and made a part hereof

Address of Property: 1525 N. North Park Ave, Chicago, Illinois 60610

Property Identification Number: 17-04-202-011-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and their successors, that Grantor and its predecessors in interest have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference.

[SIGNATURE PAGE FOLLOWS]


Box 400-CTCC

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.



 Burgess C. Wilson



 Jennifer B. Morgenstern

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

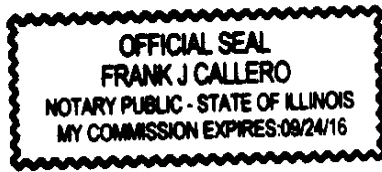
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Burgess C. Wilson and Jennifer B. Morgenstern, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as of their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of October, 2013.





 Notary Public


My Commission Expires:
9/24/16



Mail subsequent tax bills to:

Michael Thompson
 Deneeta Thompson
 1525 N. North Park Ave
 Chicago, Illinois 60610

REAL ESTATE TRANSFER		10/09/2013
	COOK	\$372.50
	ILLINOIS:	\$745.00
TOTAL:		\$1,117.50
17-04-202-011-0000 20131001600736 8QTYJK		

REAL ESTATE TRANSFER		10/09/2013
	CHICAGO:	\$5,587.50
CTA:		\$2,235.00
TOTAL:		\$7,822.50
17-04-202-011-0000 20131001600736 P74U84		

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CERTIFICATE OF NON-FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform Michael Thompson and Deneeta Thompson (together, the "Transferee") that withholding of tax is not required upon the disposition of a U.S. real property interest by Burgess C. Wilson and Jennifer B. Morgenstern (together, the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

- That the Transferor is the owner of the following described property, to wit:
 Address: 1525 N. North Park Ave, Chicago, Illinois 60610
 PIN: 17-04-202-011-0000
- The Transferor is not a non-resident alien for purposes of the U.S. income taxation (as such term is defined in the Internal Revenue Code and Income Tax Regulations).
- The Transferor's social security number is:
 Burgess C. Wilson: _____
 Jennifer B. Morgenstern: _____
- The Transferor's new address is 330 W. Diversey Parkway #2107, Chicago, IL 6065.
- The Transferor understands that this certification will be disclosed to the Internal Revenue Service by the Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE EXAMINED THIS CERTIFICATION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE, CORRECT AND COMPLETE, AND I FURTHER DECLARE THAT I HAVE AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF THE TRANSFEROR.

Burgess C. Wilson

Jennifer B. Morgenstern

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EXHIBIT A

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTH 1/2 OF SUB LOT 94 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134, INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1525 N. North Park Ave, Chicago, Illinois 60610

Property Identification Number: 17-04-202-011-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. All covenants, conditions and restrictions of record;
2. All public and utility easements;
3. All acts done by or suffered through Grantee; and
4. All general real estate taxes not yet due and payable.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office