



Doc#: 1334634036 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/12/2013 09:29 AM Pg: 1 of 2

WARRANTY DEED

ILLINOIS

The **GRANTORS**, Roy Simmons and Mary Lisa Meier, ^{husband and wife} for and in consideration of ten dollars, in hand paid, hereby grant, convey and warrant to Michael Duffy and Irene Lankin-Duffy, husband and wife, tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT 4B IN THE SEMINARY GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 4 AND 5 AND THE SOUTH 13 FEET OF LOT 3 IN BLOCK 1 IN LINN AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY EXCHANGE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1977 KNOWING AS TRUST NUMBER 32215, RECORDED AS DOCUMENT 24518942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to General Real Estate taxes for 2013.

Permanent Index Number: 14-29-421-035-1009

Address of Real Estate: ^{ave.} 2448 North Seminary Ave. Unit 4B, Chicago, Illinois 60614

Dated this 1st day of December, 2013

Signature of Grantors:

Roy Simmons: *Roy Simmons*

Mary Lisa Meier: *Mary Lisa Meier*

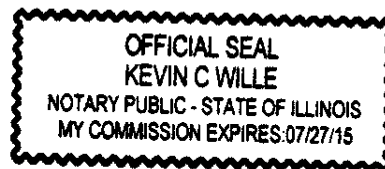
*AMD
013-2200*

UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Roy Simmons and Mary Lisa Meier, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 1ST day of December, 2013.

Kevin C. Wille (Notary Public)



Prepared by:
Law Office of Alexander Gruzmark, Ltd.
1701 East Lake Avenue, Suite 200
Glenview, IL 60025

Mail to:
Jim Habel, Esq.
851 Dovington Court
Hoffman Estates, Illinois 60169

REAL ESTATE TRANSFER 12/11/2013



CHICAGO:	\$1,717.50
CTA:	\$687.00
TOTAL:	\$2,404.50

14-29-421-035-1009 | 20131201600402 | 5MWMKW

Name and Address of Taxpayer(s):
Michael Duffy and Irene Lankin-Duffy
2448 North Seminary Ave.
Unit 4B
Chicago, Illinois 60614

REAL ESTATE TRANSFER 12/11/2013



COOK	\$114.50
ILLINOIS:	\$229.00
TOTAL:	\$343.50

14-29-421-035-1009 | 20131201600402 | VF8XSJ