

UNOFFICIAL COPY

01146-20304 1/2
WARRANTY DEED (Illinois)



THIS DEED is made as of the 3 day of January, 2014, by and between

Doc#: 1404235258 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2014 01:33 PM Pg: 1 of 2

GREGG SHAMBERG AND NANCY SHAMBERG, HUSBAND AND WIFE ("Grantor," whether one or more),

and

ELBERT A SINGLETON AND KARIN LINTHORST, HUSBAND AND WIFE As Tenants by the Entirety of Chicago, Illinois ("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 31 IN THE TERRACES OF OLD IRVING PARK, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED DECEMBER 27, 1995 AS DOCUMENT NUMBER 95897748.

STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-889-4050

P.I.N.: 13-15-306-096-0000

COMMONLY KNOWN AS: 4452 W HUTCHINSON ST., CHICAGO, IL 60641

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2013 and subsequent years.

Handwritten initials and numbers: Y, 2, N, C, V, 17

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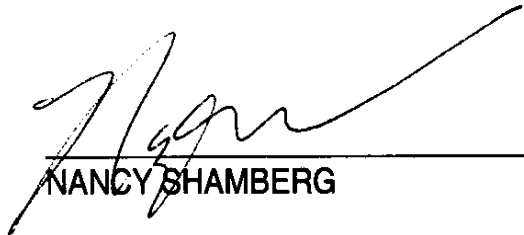
P.I.N.: 13-15-306-096-0000

COMMONLY KNOWN AS: 4452 W HUTCHINSON ST., CHICAGO, IL 60641

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 3 day of January, 2014.



GREGG SHAMBERG



NANCY SHAMBERG

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
Aaron Minkus
Laffus, Felton & Minkus, LLC
2220 W. North Avenue
Chicago, IL 60647

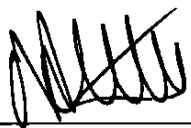
SEND SUBSEQUENT TAX BILLS TO:
ELBERT SINGLETON KARIN SINGLETON
4452 W. Hutchinson St
Chicago, IL 60641

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that GREGG SHAMBERG AND NANCY SHAMBERG is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of January, 2014.

Notary Public 

My Commission Expires: 6-19-16



REAL ESTATE TRANSFER	01/13/2014
CHICAGO:	\$3,165.00
CTA:	\$1,266.00
TOTAL:	\$4,431.00



13-15-306-096-0000 | 20131201605409 | SAXP1Q

REAL ESTATE TRANSFER	01/15/2014
COOK	\$211.00
ILLINOIS:	\$422.00
TOTAL:	\$633.00



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