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Doc#: 1412849027 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2014 11:43 AM Pg: 1 of 3

Baird and Warner Title Services

**WARRANTY DEED
ILLINOIS STATUTORY
Tenants by the Entirety**

Bu14-20678 103NW

THE GRANTOR(S) KEVIN D. O'GRADY and JILL O'GRADY, husband and wife, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to CRAIG RISMILLER and FIROUZEH RISMILLER, husband and wife, as tenants by the entirety, CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 14-32-413-065-1036
Address(es) of Real Estate: 1840 NORTH DAYTON, CHICAGO, IL 60614

Dated this 2 day of APRIL, 20 14

Kevin D. O'Grady
KEVIN D. O'GRADY

Jill O'Grady
JILL O'GRADY

Warranty Deed - Individual - Tenants by the Entirety

(Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173)

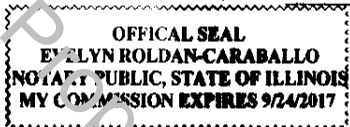
3

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 **KEVIN D. O'GRADY**, 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 he signed, sealed and delivered the said instrument as his 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 2nd day of April, 2014.

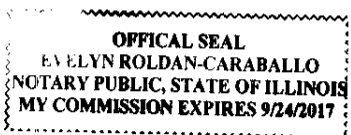


Evelyn Roldan-Caraballo
(Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JILL O'GRADY**, husband and wife, 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 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 2nd day of April, 2014.



Evelyn Roldan-Caraballo
(Notary Public)

Prepared by:
NOVIT AND NOVIT, LLC
100 NORTH LASALLE STREET
SUITE 1700
CHICAGO, ILLINOIS 60602

Mail to:
The Law Office Of
Jason M. Chmielewski, P.C.
10 S. LaSalle Street Suite 3500
Chicago, Illinois 60603

Name and Address of Taxpayer:
CRAIG AND FIROUZEH RISMILLER
1840 NORTH DAYTON
CHICAGO, IL 60614

REAL ESTATE TRANSFER	05/06/2014
CHICAGO:	\$4,455.00
CTA:	\$1,782.00
TOTAL:	\$6,237.00

14-32-413-065-1036 | 20140401607567 | Q3RW6X

REAL ESTATE TRANSFER	05/06/2014
COOK	\$297.00
ILLINOIS:	\$594.00
TOTAL:	\$891.00

14-32-413-065-1036 | 20140401607567 | EKGR1K

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Exhibit "A" – Legal Description

PARCEL 1: UNIT 1840 IN THE WILLOW DAYTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF SUB BLOCKS 1 AND 2 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25116967 AND FILED AS DOCUMENT LR3114323, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PATIO AND PARKING SPACE WHICH BEARS THE UNIT'S IDENTIFYING NUMBER, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25116967 AND FILED AS DOCUMENT LR3114323.

Property of Cook County Clerk's Office