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WARRANTY DEED STATE OF ILLINOIS



Doc#: 1416242043 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2014 11:35 AM Pg: 1 of 5

THE GRANTORS, DAVID MEEHAN AND TAYLOR MEEHAN, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEY AND WARRANT TO THOMAS LUCEY AND KATE LUCEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 2339 N. COMMONWEALTH AVE UNIT 3C, CHICAGO, IL 60614 - 3558
PERMANENT INDEX NUMBER(s): 14-33-201-018-1019

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 05-05-14

David Meehan (SEAL)
DAVID MEEHAN

Taylor Meehan (SEAL)
TAYLOR MEEHAN

S 4
P 5
S N
SC L
INT D

REAL ESTATE TRANSFER	05/07/2014
CHICAGO:	\$2,745.00
CTA:	\$1,098.00
TOTAL:	\$3,843.00

14-33-201-018-1019 | 20140401602965 | 2D8LFL

REAL ESTATE TRANSFER	05/07/2014
COOK	\$183.00
ILLINOIS:	\$366.00
TOTAL:	\$549.00

14-33-201-018-1019 | 20140401602965 | 5C9HB2

BOX 334 CT

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CHICAGO TITLE INSURANCE COMPANY STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No. WSA102454

Loan No. _____

Date: _____

To the best of knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the land or building(s) thereon, as fixtures; c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; d) nor have any notices of lien been received, except the following, if any:
_____ none _____
2. There are no revolving credit mortgages, line of credit mortgages, home equity loan mortgages or other voluntary liens or mortgages affecting title, other than those shown on Schedule B of the commitment, except the following, if any:
_____ none _____
3. That all management fees, if any, are fully paid, except the following:
_____ none _____
4. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvement thereon as fixtures, except the following, if any:
_____ none _____
5. That there are no unrecorded contracts or options to purchase the land, except the following, if any:
_____ none _____
6. That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:
_____ none _____
7. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the trust of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers of pledge thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.
8. That I/we am/are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report is has been furnished to or is available to me/us. (Delete statement if not applicable.)

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

David Meehan
Seller or Owner
DAVID MEEHAN

Purchaser (Seal)

Taylor Meehan
(Seal)
TAYLOR MEEHAN

(Seal)

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____ You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____

Signature _____

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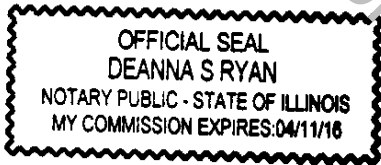
STATE OF ILLINOIS)
 SS.)
 COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **DAVID MEEHAN AND TAYLOR MEEHAN**, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES THEY SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR 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 NOTARIAL SEAL, THIS 5 DAY OF May, 2014

 NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/16



This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Thomas & Kate Lucey 2339 N. Commonwealth Ave. Unit 3C Chicago, IL 60614	Thomas & Kate Lucey 2339 N. Commonwealth Ave. Unit 3C Chicago, IL 60614

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DISCLOSURE STATEMENT CONTROLLED BUSINESS ARRANGEMENT (BY A PRODUCER OF TITLE INSURANCE BUSINESS OR ASSOCIATE THEREOF)

This Disclosure is made to: (Check one or both) Seller/Owner Buyer

Seller(s)/Owner(s): DAVID MEEHAN AND TAYLOR MEEHAN
Buyers: THOMAS LUCEY AND KATE LUCEY
Regarding Property Located at: 2339 N. COMMONWEALTH AVE. UNIT 3C, CHICAGO, IL 60614

For Title Insurance Company, Title Insurance Agent, and/or Escrow Agent: RYAN LAW GROUP, LTD

In connection with the property described above, the undersigned has recommended, or is about to recommend, the above named title insurance company, title agent, and/or escrow agent to the above named party(ies) to provide title insurance and/or escrow services.

The undersigned producer has a financial interest in the above named company/business, or is an associate of the party or entity which has said financial interest and therefore, makes, or has made, the following estimate of the fees and charges that are known and which will be made in connection with the recommended title and/or escrow services.

Only those charges which may be paid by the party(ies) to whom this disclosure is made, are (were) disclosed herein. If there are additional parties who choose to utilize services from the above named company/business, there may be additional charges for those services.

TITLE COMPANY: Chicago Title Insurance Company

* Owner's Title Policy:	\$ _____	See Attached Invoice
* Mortgage Title Policy:	\$ _____	
Escrow or Closing Fee:	\$ _____	
Other Fees: _____	\$ _____	
_____	\$ _____	
Total Estimated Charges:	_____	

* These estimated figures include all charges/services such as title search, title examination, title insurance premiums, and final issuance of Policy(ies). These estimates may be revised if any unusual circumstances occur, unusual risks are "insured over," and/or lenders require special endorsements which extends their coverage.

You are not required to use Ryan Law Group, Ltd. as a condition for, settlement of your loan on, or purchase, sale, or refinance of the subject property. There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and best rate for these services.

The undersigned does hereby certify that the above disclosure was made to the above named party(ies) on:

Signature of Producer: _____ Date: _____

ACKNOWLEDGEMENT

I/we have read this disclosure form and understand that Ryan Law Group, Ltd. (referring party) is referring me/us to purchase the above described settlement services from Ryan Law Group, Ltd. (Provider receiving referral) and may receive a financial or other benefit as a result of this referral.

Seller: David Meehan Date: 4/21/2014

Seller: [Signature] Date: 4/21/2014

Buyer: [Signature] Date: _____

Buyer: _____ Date: _____

(NOTE: PURSUANT TO SECTION 18. (b) OF THE TITLE INSURANCE ACT, THE TITLE INSURANCE COMPANY, INDEPENDENT ESCROWEE, OR TITLE INSURANCE AGENT, SHALL MAINTAIN THIS DISCLOSURE FORM FOR A PERIOD OF THREE YEARS).

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1412 WSA102461 CN

STREET ADDRESS: 2339 NORTH COMMONWEALTH AVENUE

UNIT 3C

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-33-201-018-1019

LEGAL DESCRIPTION:

UNIT 3C IN THE 2335 NORTH COMMONWEALTH CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 111 FEET OF THE SOUTH 211 FEET OF LOT 8 IN BLOCK 1 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING LOTS 1 TO 3 IN THE FOSTER SUBDIVISION OF PART OF LOT 2; LOTS 1 AND 2 AND PART OF LOT 3 IN ADAMS AND PORTER'S SUBDIVISION OF PART OF BLOCKS 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24979761, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.