

1084

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy



Doc#: 1419617013 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2014 09:25 AM Pg: 1 of 2

THE GRANTORS

Nancy Shemluck, divorced and not since remarried, and Matthew M. Shemluck, married to Neda Jafarina Shemluck
200 Brannan #343
San Francisco, CA 94107

(The Above Space for Recorder's Use Only)

of the City of San Francisco of the County of San Francisco, State of California for and in consideration of TEN DOLLARS (\$10 00) in hand paid, does hereby CONVEY AND WARRANT to THE GRANTEEES:

Thomas J Alario and Olga Alario
612 Mountain Avenue
Berkeley Heights, NJ 07922

Not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois **SUBJECT TO:** General Real Estate Taxes for 2013 and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any

THIS IS NON-HOMESTEAD PROPERTY AS TO NEDA JAFARINA SHEMELUCK

Property Index Number (PIN): **14-30-116-023-1014**
Address of Real Estate: **2911 N. Western Avenue, Unit 202, Chicago, IL 60618**

DATED this 6th day of June, 2014

Matthew M. Shemluck (SEAL)

Nancy Shemluck (SEAL)

PRECISION TITLE

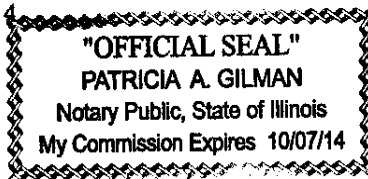
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy Shemluck, 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 14th day of June, 2014

Commission expires 10-7-2014

NOTARY PUBLIC



This instrument was prepared by: Frank J. Ponticelli, Ponticelli & Vito, 1480 Renaissance Dr., # 209, Park Ridge, IL 60068.

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yes
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UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

26-Jun-2014



CHICAGO:	1,350.00
CTA:	540.00
TOTAL:	1,890.00

14-30-116-023-1014 | 20140601605477 | 1-364-893-440

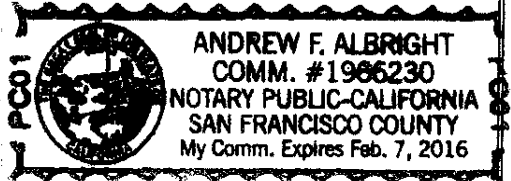
STATE OF CALIFORNIA)
) ss
 COUNTY OF SAN FRANCISCO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Matthew M. Shemluck*, 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 19 day of June, 2014.

Commission expires Feb 7 20 16

NOTARY PUBLIC



Legal Description

of premises commonly known as 2911 N. Western Avenue, Unit 202, Chicago, IL 60618

PARCEL 1:

UNIT 202 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-58, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099

MAIL TO:
 Jay Allen Andrew
 Drost, Gilbert, Andrew & Apicello, LLC
 800 E Northwest Highway, Ste 1090
 Palatine, IL 60074

SEND SUBSEQUENT TAX BILLS TO:
 Thomas J. and Olga Alario
 2911 N. Western Avenue
 Unit 202
 Chicago, IL 60618

REAL ESTATE TRANSFER TAX

26-Jun-2014



COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00

14-30-116-023-1014 | 20140601605477 | 0-194-699-008