

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302



1421819104

Doc#: 1421819104 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/06/2014 12:04 PM Pg: 1 of 3

1/2

1406-55651

THE GRANTOR(S), Arthur Miller, a married man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Stephanie M. Duncan, a single female, Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

* Michelle

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2014 AND THEREAFTER.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-04-316-017-0000
Address(es) of Real Estate: 636 W. Oak Street, Chicago, Illinois 60610

Dated this 31 day of July, 2014

AM

Arthur Miller

REAL ESTATE TRANSFER TAX

06-Aug-2014



CHICAGO: 4,912.50
CTA: 1,965.00
TOTAL: 6,877.50

17-04-316-017-0000 | 20140801618358 | 0-101-099-648

REAL ESTATE TRANSFER TAX

06-Aug-2014



COUNTY: 327.50
ILLINOIS: 655.00
TOTAL: 982.50

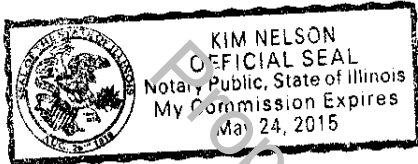
17-04-316-017-0000 | 20140801618358 | 1-265-215-616

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Arthur Miller, a married man, personally known to me to be the same person(s) whose name(s) are 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 official seal, this 31 day of July, 2014



Kim Nelson (Notary Public)

Prepared By: Joseph R. Spillane, Esq.
114 Gale Ave.
River Forest, Illinois 60305

Mail To:
Jason M. Christopoulos, Esq.
617 W. Fulton, 4th Floor
Chicago, Illinois 60661

Name & Address of Taxpayer:
Stephanie M. Duncan
636 W. Oak Street
Chicago, Illinois 60610

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PARCEL 1:

DWELLING UNIT NO. 8 THAT PART OF LOT 1 IN OWNERS RESUBDIVISION OF BLOCK 92 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 59 DEGREES 52 MINUTES, 15 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BEING THE NORTHWESTERLY LINE OF WEST OAK STREET, 124.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY, ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE 18.00 FEET; THENCE NORTH 30 DEGREES, 04 MINUTES, 30 SECONDS, WEST, 49.56 FEET; THENCE SOUTH 59 DEGREES, 57 MINUTES, 25 SECONDS WEST, 18.00 FEET; THENCE SOUTH 30 DEGREES, 04 MINUTES, 30 SECONDS EAST, 49.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR RIVER VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION DATED AUGUST 15, 2003 AND RECORDED AUGUST 19, 200 AS DOCUMENT NO. 0323139068, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-04-316-017-0000

COMMONLY KNOWN AS: 636 W. OAK STREET, CHICAGO, ILLINOIS 60610

Property of Cook County Clerk's Office