

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)

**THE GRANTORS,**  
**CHARLES B. FLANIGAN and STACY**  
**D. FLANIGAN, husband and wife,** of  
1058 North Hermitage Avenue, Unit 1,  
Chicago, Illinois, for and in consideration  
of TEN and NO/100 (\$10.00) DOLLARS,  
and other good and valuable consideration in  
hand paid,



Doc#: 1422642000 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/14/2014 08:20 AM Pg: 1 of 2

**CONVEY and WARRANT to**  
Ryan May and Sara May,  
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 for legal description), hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to declaration of condominium, covenants, conditions, restrictions of record, public and utility easements, roads and highways, and real estate taxes not due and payable as of the date of this document.

PINS: 17-06-409-037-1001 & 17-06-409-037-1005 **FIDELITY NATIONAL TITLE** 51015811  
Address: 1058 North Hermitage Avenue, Unit 1, Chicago, Illinois 60622

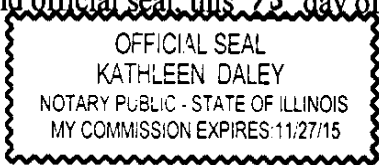
10f3

DATED this 15 day of July, 2014.

CHARLES B. FLANIGAN

STACY D. FLANIGAN

State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES B. FLANIGAN personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, 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 15 day of July 2014.



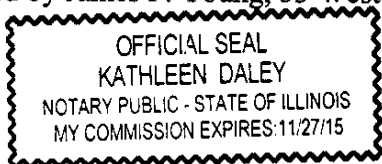
Notary Public

State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STACY D. FLANIGAN personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, 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 15 day of July, 2014.

Notary Public

This instrument was prepared by James F. Young, 53 West Jackson Boulevard, #820, Chicago, Illinois 60604



**BOX 15**

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

of premises commonly known as 1058 North Hermitage Avenue, Unit 1, Chicago, IL:

**PARCEL 1:**


UNIT 1 IN THE 1058 NORTH HERMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:



LOT 21 IN BLOCK 5 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010908716, 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-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010908716.

REAL ESTATE TRANSFER TAX		21-Jul-2014
	CHICAGO:	3,648.75
	CTA:	1,459.50
	TOTAL:	5,108.25
17-06-409-037-1001   20140701613044   1-306-439-808		

REAL ESTATE TRANSFER TAX		21-Jul-2014
	COUNTY:	243.25
	ILLINOIS:	486.50
	TOTAL:	729.75
17-06-409-037-1001   20140701613044   0-893-857-920		

Mail to:

Mr & Mrs. Ryan May  
1058 N. Hermitage Ave, Unit 1  
Chicago, IL 60622

Send Subsequent Tax Bills To:

Ryan May and Sara May  
1058 N. HERMITAGE AVE, UNIT 1  
CHICAGO, IL 60622