

# UNOFFICIAL COPY

This Instrument Prepared By:

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Doc#: 1423119025 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2014 09:25 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

## WARRANTY DEED


**TERENCE J. CALLAWAY AND LORI A. CALLAWAY**, husband and wife, residing at 1616 W. BALMORAL AVE., 2E CHICAGO, IL 60640 (hereinafter called "**Grantors**"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **CARLA FLESSINGER**, (hereinafter called "**Grantee**"), individually, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant unto Grantee, all of Grantors' right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, 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 forever. Subject to general real estate taxes for year 2013 (2<sup>nd</sup> installment) and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.



Address of Property: 1616 W. Balmoral Ave., 2E, Chicago, IL 60640 & P-2

Permanent Index Number: 14-07-209-~~042~~<sup>034</sup>-1003

TO HAVE AND TO HOLD the premises unto Grantee, her successors and assigns FOREVER, and Grantors do hereby covenant that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey.

REAL ESTATE TRANSFER TAX	23-Jun-2014
 CHICAGO:	2,137.50
CTA:	855.00
<b>TOTAL:</b>	<b>2,992.50</b>

14-07-209-034-1003 | 20140601602965 | 0-579-862-656

REAL ESTATE TRANSFER TAX	23-Jun-2014
 COUNTY:	142.50
 ILLINOIS:	285.00
<b>TOTAL:</b>	<b>427.50</b>

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CT STS 150420 UP NTH 1012

50x334  
3



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5150420 ASC  
 STREET ADDRESS: 1616 W BALMORAL AVENUE UNIT 2E  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 14-07-209-034-1003

LEGAL DESCRIPTION:

UNIT 2E IN 1616 BALMORAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 & 12 IN BLOCK 4 IN SUMMERDALE PARK SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, 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 NUMBER 95673446, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT.