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This Instrument Prepared By:

Shane E. Mowery Attorney at Law 3653 W. Irving Park Rd. Chicago, IL 60618



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. CALLAW AY AND LORI A. CALLAWAY, husband and wife, residing at 1616 W. BALMORAL AVE., 2I 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 PESSINGER, (hereinafter called "Grantee"), individually, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant uno 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 Exhibic "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 (2nd 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: 14-07-209-03-1003

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
	TOTAL:	2,992.50

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

REAL ESTATE TRANSFER TAX		23-Jun-2014	
		COUNTY:	142.50
C.		ILLINOIS:	285.00
		TOTAL:	427.50
14-07-2	209-034-1003	20140601602965	1-839-832-832

POX33H

3

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GRANTORS:	
TERENCE J. CALLAWAY	LORI A. CALLAWAY
Turner J. Calleurez	Ini a Callaway
Date of Execution: June 7	_, 2014
STATE OF I'LINOIS) SS: COUNTY OF COOK)	
CERTIFY that TERENCE J. CALLAW whose name is subscribed to the foregoing	AY personally known to me to be the same person g instrument, appeared before me this day in person, ered said instrument as his free and voluntary act, for
Given under my hand and official second to the control of the cont	Lal, this F day of June, 2014. Syan & Ma aniel L'otary Public
CERTIFY that LORI A. CALLAWAY pename is subscribed to the foregoing instru	ersonally known to me to be the same person whose ument, appeared before me this day in person, and d said instrument as her free and voluntary act, for the
Given under my hand and official se	eal, this 7th day of June , 2014. Ryun P. Mr. Daniel
My Commission Expires: Dec. 9, 2	Notary Public OFFICIAL SEAL* RYAN P MCDANIEL Notary Public - State of Minols
After Recording Mail To:	Mail Tax Bills To: Commission No. 742449 My Commission Expires December 9, 2014
ATTY. MEG SIMA 55 W. MONROE ST, STE 3700	CARLA ELESSINGER 1616 W. BALMORAL AVE, 2E

CHICAGO, IL 60640

CHICAGO, IL 60603

1423119025 Page: 3 of 3

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5150420 ASC

STREET ADDRESS: 1616 W BALMORAL AVENUE

UNIT 2E

CITY: CHICAGO TAX NUMBER: 14-07-209-034-1003

LEGAL DESCRIPTION:

UNIT 2E IN 1616 BALMORAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED (5A). ESTATE:

COUNTY: COOK

LOTS 11 & 12 IN 31.0CK 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 95673445, 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.



LEGALD

IAB

06/13/14