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Doc#: 1423301061 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2014 11:48 AM Pg: 1 of 2

ST 5151931

WARRANTY DEED

INDIVIDUAL TO INDIVIDUAL

JOINT TENANCY

THE GRANTOR, E ANNABEL BEGLEY, an unmarried woman, of the County of Sullivan, State of Tennessee, for and in consideration of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, do hereby CONVEY AND WARRANT unto GRANTEES, ~~GERALD SIMMONS and FILIPPO CITRANO of 101 East Clarendon Street, Prospect Heights, IL 60070,~~ not as Tenants in Common, but as JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, the following legally described real estate in the County of Cook, State of Illinois, to wit:

(See next page for the legal description)

SUBJECT TO: GENERAL TAXES FOR 2013 AND SUBSEQUENT YEARS, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, BUILDING LINES, ZONING LAWS AND ORDINANCES, COVENANTS AND RESTRICTIONS OF RECORD.

PERMANENT TAX INDEX NUMBER: 03-02-417-03-1000

Common Address: 205 Shadow Bend Drive, Wheeling, Illinois 60090-3153

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, not as Tenants in Common, but as JOINT TENANTS, forever.

GRANTEE CLAUSE

*GRANTEES FILIPPO CITRANO, MARRIED MAN, AS TO UNDIVIDED 50% AND GERALD SIMMONS, MARRIED MAN, AS TO UNDIVIDED 50% AS TENANTS IN COMMON, OF 207 E SCHOOL LN AND 101 E CLARENDON ST, RESPECTIVELY, BOTH OF PROSPECT HEIGHTS IL

DATE: July 25, 2014

E ANNABEL BEGLEY

This instrument prepared by: Michael D. Kliff, Attorney at Law, 630 Pinehurst Lane, Buffalo Grove, IL 60089, (847)520-4272

BOX 333-CD

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STATE OF ILLINOIS & COUNTY OF LAKE) SS

I, the undersigned, a NOTARY PUBLIC in and for the said County and State, DO HEREBY CERTIFY that E. ANNABEL BEGLEY, an unmarried woman, personally 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 notarial seal this 25TH day of July, 2014.

(SEAL)



Commission expires _____, 200

NOTARY PUBLIC

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3B, LOT 4, CLUSTER 6, IN SHADOW BEND PHASE 1, A SUBDIVISION OF A TRACT OF LAND BEING A PART OF LOT 3 IN OWNER'S SUBDIVISION OF SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE REGISTRAR'S OFFICE MAY 10, 1973 AS DOCUMENT LR 2690975 AND RECORDED MAY 10, 1973 AS DOCUMENT 22320738 IN COOK COUNTY, ILLINOIS, AND AS AMENDED BY AFFIDAVIT OF CORRECTION DATED JUNE 20, 1973 AND FILED IN THE REGISTRAR'S OFFICE ON JUNE 22, 1973 AS DOCUMENT LR2699912 AND RECORDED JUNE 22, 1973 AS DOCUMENT 22372158, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION, RECORDED JUNE 13, 1975 AS DOCUMENT NUMBER 23114271 AND REGISTERED JUNE 13, 1975 AS DOCUMENT NUMBER LR 2813052, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 30-Jul-2014



COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

03-02-417-036-0000 | 20140701612108 | 0-923-502-720

MAIL RECORDED DEED TO:

Marie Clear
418 Cromwell Cir Unit 2
Bartlett, IL 60103-7434

SEND TAX BILLS TO:

Gerald Simmon & Fillippo Citrano
101 East Clarendon Street
Wheeling, Illinois 60090-3153