

# UNOFFICIAL COPY



Doc#: 1425104084 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2014 02:38 PM Pg: 1 of 3

STC 01146-25312 <sup>1/1</sup> *WR*  
WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR, David W. Ellis and Susan Nystrom Ellis, husband and wife, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Peter Phillippi and Joyce Phillippi, husband and wife, not as joint tenants or tenants in common of the City of Oak Park, Cook, County Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*\* but as tenants by the entirety*  
*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2014 and subsequent years, special taxes and assessments, if any, not yet due and payable.

Permanent Real Estate Index Number(s): 15-01-303-011  
Address(es) of Real Estate: 1102 Franklin, River Forest, IL 60305

TO HAVE AND TO HOLD said premises forever as tenants by the entirety.

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

29<sup>th</sup> day of July, 20 14

*[Signature]*  
David W. Ellis

*[Signature]*  
Susan Nystrom Ellis

VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax  
Date 8/6/14 Amt Paid \$801.00

| REAL ESTATE TRANSFER TAX |  | 11-Aug-2014 |
|--------------------------|--|-------------|
| COUNTY:                  |  | 400.00      |
| ILLINOIS:                |  | 800.00      |
| TOTAL:                   |  | 1,200.00    |

15-01-303-011-0000 | 20140801619657 | 1-000-024-192

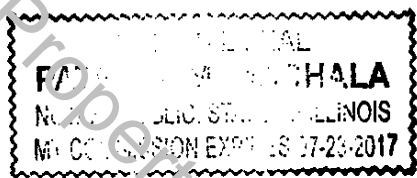
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SC V  
INT 9/1

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David W. Ellis and Susan Nystrom Ellis, husband and wife personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July, 20 14.



Patricia M. Muchala (Notary Public)

**Prepared by:**

Matthew R. Gallagher  
1800 W Berenice Ste 100  
Chicago, IL 60613

Mail To: Peter Phillippi  
1102 Franklin Ave.  
River Forest, IL 60305

Name and Address of Taxpayer: ↑

# UNOFFICIAL COPY

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

## Exhibit A - Legal Description

LOT 6 IN BLOCK 3 IN THE SUBDIVISION OF PART OF NORTHWOODS, BEING IN THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office