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Cook County Recorder of Deeds

Karen A. Yarbrough

Doc#: 1425856026 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Date: 09/15/2014 09:10 AM Pg: 1 of 5

This Instrument Prepared By:

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

> PROPER TITLE, LLC 180 N. Laralle Street Stu. 24+17

Chicago, IL 30301 PT14-0222

(The Above Space for Recorder's Use Only)

WARRANTY DEED

DAVID M. TARDIF, manied to Nicole Tardif, residing at 1760 W. WRIGHTWOOD AVENUE, #107 CHICAGO, IL 60614 (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/DOLLARS (61).00) and other good and valuable consideration in hand paid by W. DAVID PEREZ AND NICOLE BERKOWITZ PEREZ, (hereinafter called "Grantee"), husband and wife, as joint tenants with right of survivorship, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant unto Grantees, all of Grantor's 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 Hornestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2014 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 1760 W. WRIGHTWOOD AVE, #107 CHICAGO, IL 6061

Permanent Index Number:

14-30-403-065-1008

TO HAVE AND TO HOLD the premises unto Grantee, his successors and assigns FOREVER, and Grantor does hereby covenant that he is lawfully seized and possessed of said Property in fee simple, has a good right to convey.



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GRANTOR:	
DAVID M. TARDIF	NICOLE TARDIF
Dud M Trif	(for waiver of homestead)
Date of Execution: 09-2-	, 2014
STATE OF ILLINOIS)	
COUNTY OF COOK) SS:	
is subscribed to the foregoing instrum	olic in the State and County aforesaid, DO HEREBY sonally known to me to be the same person whose nament, appeared before me this day in person, and ed said instrument as his free and voluntary act, for the
Given under my hand and official seal, thi OFFICIAL SEAL SUSAN WASHILEWSKI NOTARY PUBLIC - STATE OF ILLING My Commission Expires:06/12/	Notary Public
is subscribed to the foregoing instrum acknowledged that he signed and delivered uses and purposes therein set forth.	lic in the State and County aforesaid, DO HEREBY nally known to me to be the same person whose name tent, appeared before me this day in person, and d said instrument as his free and voluntary act, for the
OFFICIAL SEAL My Commission Expire SUSAN WASHILEWSKI NOTARY PUBLIC: STATE OF ILLI MY COMMISSION EXPIRES:06/1	Notary Public
After Recording Mail To:	Mail Tax Bills To:
ATTY. RACHELL HORBENKO 7527 N. SEELEY AVE, STE 1 GHICAGO, IL 60645 DAVID PEREZ \$ 17 SUNSET DRIVE HURMOSA BEACH (A 90254	DAVID PEREZ SIT SUNST DEW? 1760 W. WRIGHTWOOD AVENUE, #107- CHICAGO, IL 60614 HZEMSA CA 90254 EACH

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TERRA COTTA COMMONS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 90551459, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USF FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-23, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY US ATTACHED NTY,
OCHONICO
OFFICE THERETO, IN COOK COUNTY, ILLINOIS.

14-30-403-065-1008

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DOOR THE CONTRACTOR OF CONTRAC REAL ESTATE TRANSFER TAX 14-30-403-065-1008 20140901626820 0-146-326-656

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ANSFER TAA CHICAGL CTA: TOTAL: 14-30-403-065-1008 1-20140901626820 | 1-1, REAL ESTATE TRANSFER TAX

CHANGE
CHAN 1-193-313-408