

# UNOFFICIAL COPY



Doc#: 1425856026 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
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

MA: 140  
PROPER TITLE, LLC  
180 N. LaSalle Street  
Ste. 2440  
Chicago, IL 60601  
PT14-02270

(The Above Space for Recorder's Use Only)

## WARRANTY DEED

**DAVID M. TARDIF**, married 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 (\$10.00) 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 Homestead 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 60614**

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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## 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 USE 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 THERETO, IN COOK COUNTY, ILLINOIS.**

**14-30-403-065-1008**

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OK

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		05-Sep-2014
	COOK COUNTY:	113.75
	ILLINOIS:	227.50
	TOTAL:	341.25
14-30-403-065-1008   20140901626820		0-146-326-656

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**REAL ESTATE TRANSFER TAX**

05-Sep-2014



<b>CHICAGO:</b>	1,706.25
<b>CTA:</b>	682.50
<b>TOTAL:</b>	2,388.75

14-30-403-065-1008 | 20140901626820 | 1-193-313-408