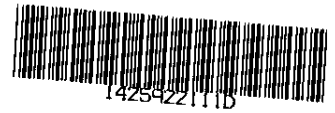


UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1425922111 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2014 02:11 PM Pg: 1 of 2

THE GRANTORS

Roxanne Nelson, married to James Hawkinson, and James Hawkinson, for purposes of releasing homestead, both of,

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT in fee simple unto,

Miles W. Phalen and Anna E. Phalen, husband and wife, and both of Chicago, Illinois,

as tenants by the entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 13-25-121-016-0000

Address of Real Estate: 2915 North Albany Avenue, Chicago, Illinois 60618

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER

Said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, Grantors have executed this instrument this 8 day of September, 2014.

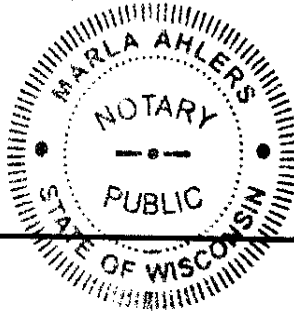
[Signature]
James Hawkinson

[Signature]
Roxanne Nelson

State of WI, County of Racine ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Hawkinson and Roxanne Nelson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of September, 2014.



[Signature]
NOTARY PUBLIC
My Commission Expires: 11-18-15

AP 146329 SW 1 of 2

UNOFFICIAL COPY


LEGAL DESCRIPTION



LOT 26 IN BLOCK 2, IN STORY AND ALLENS ADDITION TO CHICAGO A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantees; and general real estate taxes not yet due and payable at the time of closing provided they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 13-25-121-016-0000

Address of Real Estate: 2915 North Albany Avenue, Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		16-Sep-2014
	CHICAGO:	3,540.00
	CTA:	1,416.00
	TOTAL:	4,956.00
13-25-121-016-0000 20140901627541 1-746-355-328		

REAL ESTATE TRANSFER TAX		16-Sep-2014
	COUNTY:	236.00
	ILLINOIS:	472.00
	TOTAL:	708.00
13-25-121-016-0000 20140901627541 2-133-320-832		

PREPARED BY
EILEEN LAWLEY
1140 N MILWAUKEE
CHICAGO, IL 60642

UPON RECORDING MAIL TO:

Anna E. Phalen
2915 N. Albany Ave
Chicago, IL 60618

MAIL TAX BILL TO:

Anna E. Phalen
2915 N. Albany Ave
Chicago, IL 60618