

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



Doc#: 1426704014 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2014 10:31 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s), Scott Shafer and Mindy Shafer, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to \*\* of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\*\* NICHOLAS GARCIA AND ERIN L. HURLEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY  
SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-31-118-035-1004

Address(es) of Real Estate:  
2352 W. Shakespeare Ave, #3A Chicago Illinois 60647

The date of this deed of conveyance is August 29, 2014.

\_\_\_\_\_  
(SEAL) Scott Shafer

\_\_\_\_\_  
(SEAL) Mindy Shafer

FIDELITY NATIONAL TITLE 52021882  
172

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Shafer and Mindy Shafer personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 official seal on August 29, 2014.

\_\_\_\_\_  
Notary Public

© By FNTIC 2014

REAL ESTATE TRANSFER TAX		03-Sep-2014
	CHICAGO:	2,797.50
	CTA:	1,119.00
	TOTAL:	3,916.50

14-31-118-035-1004 | 20140901626536 | 0-556-369-024

REAL ESTATE TRANSFER TAX		03-Sep-2014
	COUNTY:	186.50
	ILLINOIS:	373.00
	TOTAL:	559.50

14-31-118-035-1004 | 20140901626536 | 2-120-238-208

BOX 15

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:

2352 W. Shakespeare Ave, #3A  
Chicago, Illinois 60647

## Legal Description:

PARCEL 1: UNIT 3A IN WESTERN-SHAKESPEARE CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708215192, BEING A PORTION OF: LOTS 2, 3 AND 4 (EXCEPT THAT PORTION OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO WEST LINE OF SECTION 31 FOR THE WIDENING OF WESTERN AVENUE) IN EDWARD STEINBRECHER'S SUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 12 IN HOLSTEIN BEING THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708215192 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE AS A LIMITED COMMON ELEMENT PARKING SPACE P-8 AS DELINEATED ON THE SURVEY WHICH IS ATTACHED AS APPENDIX D TO THE DECLARATION.

This instrument was prepared by  
Chris Haas  
Haas Law PC  
400 S. County Farm road, Suite 100  
Wheaton, IL 60187

Send subsequent tax bills to:

Nicholas Garcia  
2352 W. Shakespeare  
#3A  
Chicago, IL  
60647

Recorder-mail recorded document to:

Joseph S HOLTZMAN  
111 W. WASHINGTON  
SUITE 1505  
CHICAGO, IL 60602