

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc#: 1426810119 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 03:18 PM Pg: 1 of 2

Above Space for Recorder's Use Only

FIDELITY NATIONAL TITLE 52011990

NICOLE CULLUM GARCIA AND ALDOLFO GARCIA,
THE GRANTOR(s) wife and husband, tenants by the entirety 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 (Name and Address of Grantee-s) **RICHARD T KIENZLER** as Tenants by the Entirety of, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 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. **† CHENIN KILDUFF KIENZLER, husband and wife**

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any; none
BUYERS AGREE NOT TO SELL THE PROPERTY WITHIN 30 DAYS OF CLOSING OF THE
Permanent Real Estate Index Number(s): 14-17-309-054-1001; 14-17-309-054-1008; 14-17-309-054-1009
† CLOSING OF THE SALE 8/28/14 OR BETWEEN 31 AND 90 CALENDAR DAYS FROM
Address(es) of Real Estate: **1401 W. Berteau Ave Chicago Illinois 60613**
OF 8/28/14 FOR A PRICE GREATER THAN \$625,038.00
UNIT A

The date of this deed of conveyance is

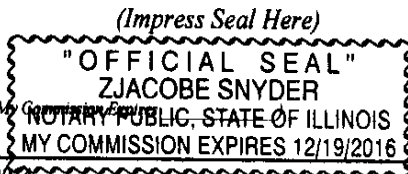
8/28/14
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(SEAL) NICOLE CULLUM GARCIA

(SEAL) ALDOLFO GARCIA

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 NICOLE CULLUM GARCIA and ALDOLFO GARCIA 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.
Notary Public

© By FNTIC 2014

REAL ESTATE TRANSFER TAX	28-Aug-2014
CHICAGO:	3,907.50
CTA:	1,563.00
TOTAL:	5,470.50

14-17-309-054-1001 | 20140801625618 | 1-005-435-008

REAL ESTATE TRANSFER TAX	28-Aug-2014
COUNTY:	260.50
ILLINOIS:	521.00
TOTAL:	781.50

14-17-309-054-1001 | 20140801625618 | 0-914-798-720

BOX 15

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LEGAL DESCRIPTION

For the premises commonly known as:

1401 W. Berteau Ave
Chicago, Illinois 60613

Legal Description:

UNITS 1401-A, G1 AND G2 IN THE BERTEAU COURT CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN BLOCK 1 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96347060, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by
Lynette McKenzie
Lynette J McKenzie
5 Old Frankfort Way
Frankfort, IL 60423

Send subsequent tax bills to:
RICHARD T KIENZLER
1401 W. Berteau, UNIT A
Chicago, Illinois 60613

Recorder-mail recorded document to:
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1401 W. BERTEAU, UNIT A
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