

# UNOFFICIAL COPY



Doc#: 1429055111 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/17/2014 02:23 PM Pg: 1 of 2

## WARRANTY DEED

Prepared By:  
Attorney Thomas J. Moran  
5300 West Devon Ave.  
Chicago, IL 60646

The Grantors, RAYMOND W. EGAN and COLLEEN M. EGAN, Husband and Wife, of the Village of Niles, County of Cook and State of Illinois for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEY and WARRANT to

MICHAEL HELTZER  
4130 N Rockwell Ave.  
Chicago, IL 60618

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 14 in Flicks Subdivision of that part of Blocks 4, 5, 8 and 9 in the Superior Court Partition of the North 1/2 of the Southeast 1/4 of Section 13, Township 40 North, Range 13 East of the Third Principal Meridian, Lying East of the Right of Way of the Sanitary District of Chicago, in Cook County, Illinois.

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with the current use of the premises as a 2-unit apartment building; public and utility easements so long as said easements do not underlie the current improvements on the property; acts done by of suffered through grantee; and general; real estate taxes not yet due and payable at time of closing.

P.I.N. # 13-13-403-037-0000.

Property Address: 2540 WEST CULLOM AVE., CHICAGO, IL 60618

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.

Dated this 10 day of October, 2014.

RAYMOND W. EGAN

COLLEEN M. EGAN

**Baird & Warner Title Services, Inc.**  
475 North Martingale  
Suite 950  
Schaumburg, IL 60173

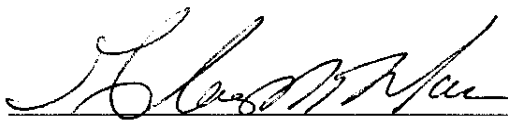
Bu14-22418 10/4 NW

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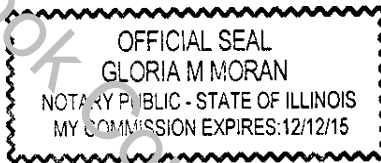
State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that RAYMOND W. EGAN and COLLEEN M. EGAN, Husband and Wife, 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 deed as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10 day of OCTOBER, 2014.



NOTARY PUBLIC



AFTER RECORDING,  
MAIL THIS DEED to:

Attorney Margaret Byrne  
4669 North Manor Ave  
Chicago, IL 60625

**REAL ESTATE TRANSFER TAX** 14-Oct-2014



<b>COUNTY:</b>	270.00
<b>ILLINOIS:</b>	540.00
<b>TOTAL:</b>	810.00

13-13-403-037-0000 | 20141001636005 | 0-516-222-080

Mail Tax Bills to:

Michael Heltzer

2540 W Cullom  
Chicago IL 60618

**REAL ESTATE TRANSFER TAX** 14-Oct-2014



<b>CHICAGO:</b>	4,050.00
<b>CTA:</b>	1,620.00
<b>TOTAL:</b>	5,670.00

13-13-403-037-0000 | 20141001636005 | 1-500-572-800