

# UNOFFICIAL COPY



1st AMERICAN TITLE order # 2584229  
(1 of 2)  
**WARRANTY DEED**

After Recording Mail to:  
Neil J. Kaiser, Attorney  
716 Lee Street  
Des Plaines, Illinois 60016

Doc#: 1432833099 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/24/2014 03:48 PM Pg: 1 of 2

Send Future Tax bills to:  
Clyde & Joan Walter  
4962 N. Milwaukee Ave., 2B  
Chicago, IL 60630

The Grantor(s), Steven M. Shear and Wendy Shear, husband and wife, of 4962 N. Milwaukee Ave., Unit 2B, Chicago, IL 60630 in Cook County, Illinois for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Grantee(s), Clyde A. Walter and Joan<sup>5</sup> Walter, husband and wife, of 621 S. Cumberland, Park Ridge, IL 60068, in Cook County, Illinois, not as tenants in common, not as Joint Tenants, but as Tenants By The Entirety, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 2B IN THE 4962 N. MILWAUKEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN BLOCK 45 IN THE VILLAGE OF JEFFERSON, A SUBDIVISION OF PART OF SECTIONS 8 AND 9 AND 16, TOWNSHIP 46 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 29, 1855, IN BOOK 85 OF PLATS, PAGE 101, AND RE-RECORDED SEPTEMBER 27, 1873, AS DOCUMENT NUMBER 128220, IN BOOK 6 OF PLATS, PAGE 27, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0535510057, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0535510057.

Subject to: terms, provisions, covenants and conditions of the Declaration of Condominium/ Covenants, Conditions, and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/ Covenants, Conditions and Restriction or amendments thereto; part wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/ Covenants, Conditions and Restrictions; general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements; acts of the Grantees.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

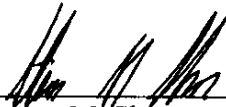
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Permanent Real Estate Index Number: 13-09-318-043-1002

Address of Real Estate: 4962 N. Milwaukee Avenue, Unit 2B, Chicago, IL 60630

Dated this 14<sup>th</sup> day of November 2014.

  
\_\_\_\_\_  
Steven M. Shear

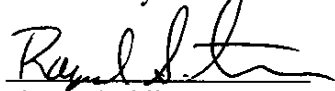
  
\_\_\_\_\_  
Wendy Shear

State of Illinois )  
                          ) ss.  
County of Cook )


I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Steven M. Shear and Wendy Shear, 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 each signed, sealed and delivered said instrument as 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,  
this 14<sup>th</sup> day of November 2014.



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

SEAL

REAL ESTATE TRANSFER TAX		19-Nov-2014
	CHICAGO:	2,148.75
	CTA:	859.50
	TOTAL:	3,008.25
13-09-318-043-1002   20141101644462   0-057-905-792		

REAL ESTATE TRANSFER TAX		19-Nov-2014
 	COUNTY:	143.25
	ILLINOIS:	286.50
	TOTAL:	429.75
13-09-318-043-1002   20141101644462   1-403-609-728		