

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 1434304027 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2014 02:33 PM Pg: 1 of 2

Above Space for Recorder's Use Only

/Single

THE GRANTOR(s) STEPHANIE L GRATHWOHL of the City of Richview, County of Washington, 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)* MARGARET H VAN FOSSAN of 5 Bow Lane, Barrington, Illinois, 60010 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.

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any; Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations imposed by the Condominium Property Act of Illinois; installments due after the date hereof of assessments established pursuant to the Declaration/CCRs; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and other acts done or suffered by or through Grantee.

Permanent Real Estate Index Number(s): 14-32-221-042-1005

Address(es) of Real Estate:
2002 N. Clifton, #2E Chicago Illinois 60614

FIDELITY NATIONAL TITLE

31017079

The date of this deed of conveyance is 12/01/2014.

(SEAL) STEPHANIE L GRATHWOHL

State of Illinois, County of Washington SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHANIE L GRATHWOHL 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.

(Impress Seal Here)

Given under my hand and official seal 12/01/2014.

(My Commission Expires



Notary Public

S Y
P 14
S N
SC Y
INT 8



BOX 15


UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

2002 N. Clifton, #2E
Chicago, Illinois 60614**Legal Description:**

UNIT NUMBER 2002-E IN CLIFTON PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 134 FEET OF LOTS 19 TO 22 BOTH INCLUSIVE IN SUB BLOCK 7 IN JAMES MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS 'EXHIBIT A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27140624 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		01-Dec-2014
	COUNTY:	141.50
	ILLINOIS:	283.00
	TOTAL:	424.50
4-32-221-042-1005 20141101647004 0-098-792-064		

REAL ESTATE TRANSFER TAX		01-Dec-2014
	CHICAGO:	2,122.50
	CTA:	843.00
	TOTAL:	2,971.50
14-32-221-042-1005 20141101647004 0-001-929-853		

This instrument was prepared by
Brian Shea
 Shea Law P.C.
 1120 N. Lake Shore Drive
 Chicago, IL 60611

Send subsequent tax bills to:
MARGARET H VAN FOSSAN
 5 BOW LANE
 BARRINGTON, IL 60010

Recorder-mail recorded document to:

STEVAN A. GROSSMAN
17 N. STATE, #990
CHICAGO, IL
60613