

1411.56639 12



WARRANTY DEED
TENANTS BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 1501547034 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2015 09:24 AM Pg: 1 of 3

THE Grantors, ROBERT C. GRIFFITH and MARY ANN GRIFFITH, husband and wife, of River Forest, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ANTHONY J. IWERSEN and KATHLEEN G. IWERSEN, husband and wife, of 1 Gale Avenue, 4E, River Forest, IL 60305, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

1411.56639
(10F2)

See attached for legal description

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Property Address: 633 Franklin Avenue, #1, River Forest, IL 60305
Permanent Index Number: 15-12-110-001-0000, includes premises in question and other property.

Note: The subject unit is vacant.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, FOREVER.

Dated this 15th day of JANUARY, 2015

macl to
RECORDED
INDEXED

ROBERT C. GRIFFITH

MARY ANN GRIFFITH

UNOFFICIAL COPY

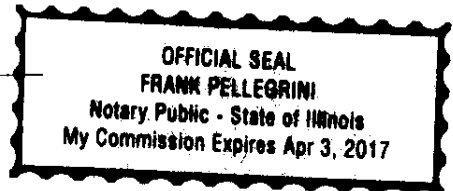
State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT C. GRIFFITH, aka ROBERT GRIFFITH and MARY ANN GRIFFITH, 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 the said instrument as her 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 3rd day of JANUARY, 2015

Commission expires 3 April 2017



Frank Pellegrini
Notary Public

This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

~~Mail To:~~
JAMES J. RIEDHARDT
216 W. HIGGINS RD
PARK RIDGE, ILLINOIS 60068

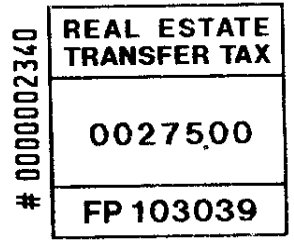
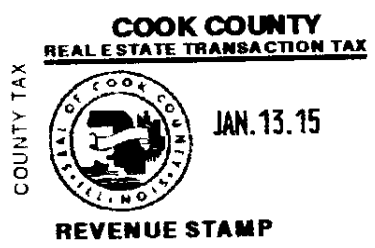
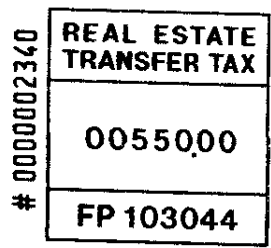
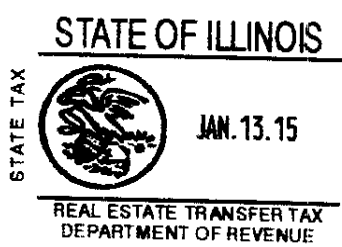
Send Subsequent Tax Bills To:

Iwersen
633 Franklin Ave. #1
River Forest, IL 60305

OR

Recorder's Office Box No.: _____

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 1/7/15 Amt Paid \$550.00



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE FRANKLIN OAK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 1 IN BLOCK 2 IN LATHROPS RESUBDIVISION OF PART OF LATHROP AND SEAVERNS ADDITION TO RIVER FOREST BEING A RESUBDIVISION OF ALL THE PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5THS OF BLOCK 19 IN SAID LATHROP AND SEAVERNS ADDITION IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED **JANUARY 2, 2015** AS DOCUMENT NUMBER **1500219010**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE SPACES G-3 AND G-4, PARKING SPACES P-3 AND P-4 AND STORAGE SPACES MARKED S-1, LIMITED COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED **JANUARY 2, 2015** AS DOCUMENT NUMBER **1500219010**.

PERMANENT INDEX NUMBER: 15-12-110-001-0000 (INCLUDES PREMISES IN QUESTION AND OTHER PROPERTY)

COMMONLY KNOWN AS: 633 FRANKLIN AVE, UNIT 1, RIVER FOREST, IL 60305

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.