

# UNOFFICIAL COPY



Doc#: 1501635046 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/16/2015 11:24 AM Pg: 1 of 2



First American Title Insurance Company  
**WARRANTY DEED  
ILLINOIS STATUTORY**

FIRST AMERICAN TITLE

ORDER #

2595584

THE GRANTOR(S) ~~Barbara Raphael and Adam Vanevenhoven, husband and wife~~ <sup>BOTH DIVORCED AND NOT SINCE REMARRIED</sup>, as tenants in common, of 1031 W. Monroe Street, Unit 3, Chicago, County of Cook, State of Illinois, 60607, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid. CONVEY(S) and WARRANT(S) to ~~Paola Amaro-Alvarez and Janna H. Dettmer, as tenants in common~~ <sup>PAOLA AMARO-ALVAREZ, NEP (WIFE)</sup>, of 1634 W. Huron Street, Unit 2F, Chicago, County of Cook, State of Illinois, 60622, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:  
~~AND SARAH ALVAREZ, NEP (WIFE)~~ <sup>\*\* AND MARCO AMARO, NEP (HUSBAND)</sup>

PARCEL 1: UNIT NUMBER 3 IN THE 1031 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 25.58 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE EAST 26.64 FEET OF AFORESAID TRACT EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624818016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-2), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0624818016.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 050541910.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 17-17-211-041-1003  
Address of Real Estate: 1031 W. Monroe Street, Unit 3, Chicago, IL 60607

Dated this 11 day of December, 20 14.

Barbara Raphael

Adam Vanevenhoven

Warranty Deed

S Y  
P 2  
S N  
SC Y  
INT D

# UNOFFICIAL COPY

STATE OF Florida, COUNTY OF Blount ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Barbara Raphael** is 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, this 11 day of December, 20 14



STATE OF New Jersey, COUNTY OF Essex ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Adam Vanevenhoven** is 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, this 12<sup>th</sup> day of December, 20 14

**DOREEN MURRAY**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/30/2015

(Notary Public)

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

Mall to:

Bayard Alvarez  
2152 Craig Avenue  
Altadena, CA 91001

Name and Address of Taxpayer:

Same as above

REAL ESTATE TRANSFER TAX		13-Jan-2015
CHICAGO:		3,375.00
CTA:		1,350.00
<b>TOTAL:</b>		<b>4,725.00</b>

17-17-211-041-1003 | 20150101655393 | 2-129-905-280

REAL ESTATE TRANSFER TAX		13-Jan-2015
COUNTY:		225.00
ILLINOIS:		450.00
<b>TOTAL:</b>		<b>675.00</b>

17-17-211-041-1003 | 20150101655393 | 1-739-310-720