

1002

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Warranty Deed
Tenants by the Entirety
14-03454K
NAT

Doc#: 1503049210 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2015 03:28 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR, CHRISTOPHER J. MOWERY, unmarried and not a party to a civil union, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, **CONVEYS and WARRANTS to DANIEL J. PERSCHBACHER and EMILY T. PERSCHBACHER**, husband and wife, not as tenants in common, not as joint tenants, but as tenants by the entirety, of 611 West Patterson, #424, Chicago, Illinois 60613, the following described real estate located in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

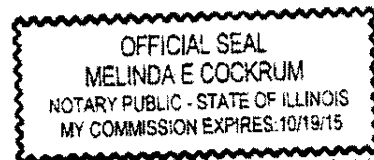
Permanent Index Number (PIN): 14-07-120-033-1001

Address of Real Estate: 2035 West Farragut Avenue, Unit G, Chicago, Illinois 60625

Dated this 11 day of December, 2014.



CHRISTOPHER J. MOWERY (SEAL)



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State of Illinois, Cook County - ss, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CHRISTOPHER J. MOWERY**, unmarried and not a party to a civil union, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 11th day of December, 2014.

Commission expires 10/19 2015 *Melinda G. Cochran*
 NOTARY PUBLIC


THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 - (773) 853-0428



SEND SUBSEQUENT TAX BILLS TO:

Daniel J. Perschbacher and
 Emily T. Perschbacher
 2035 West Farragut Avenue, Unit G
 Chicago, Illinois 60625

Upon recording mail to:

John L. Janczur, Esq.
 Kokoszka & Janczur, P.C.
 122 South Michigan Avenue, Suite 1070
 Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		12-Jan-2015
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00
14-07-120-033-1001 20141201651569 1-635-237-760		

REAL ESTATE TRANSFER TAX		12-Jan-2015
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00
14-07-120-033-1001 20141201651569 0-432-948-864		

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15826-14-03454K

Property Address: 2035 W. FARRAGUT AVENUE, UNIT G
CHICAGO, IL 60625

Parcel I.D : 14-07-120-033-1001

PARCEL 1:

UNIT NUMBER G IN THE 2035 W. FARRAGUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN FARRAGUT HOYNE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 299.17 FEET OF THE NORTH 141 FEET OF THE SOUTH 174 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0308516058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE P-2, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.