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1503355079

Doc#: 1503355079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2015 02:56 PM Pg: 1 of 3

1002

WARRANTY DEED

TENANCY BY THE ENTIRETY

NORTH AMERICAN
TITLE COMPANY

14-03116

THE GRANTORS, **ADAM M. HEIMAN** and , **JANET HEIMAN**, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO **BRADLEY MESSINGER** and **MELISSA MESSINGER**, his wife, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common or joint tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description attached hereto and made a part hereof.

subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; and, public and utility easements which serve the premises; public roads and highways, if any.

permanent index number: 17-09-303-074-0000

THIS INSTRUMENT WAS PREPARED BY:
Adam M. Heiman, EISNER & HEIMAN, P.C.
801 Skokie Boulevard, Suite 100
Northbrook, Illinois 60062

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 in tenancy in common or joint tenancy, but in tenancy by the entirety, forever.

DATED this 11th day of December, 2014.

Adam M Heiman
ADAM M. HEIMAN

Janet Heiman
JANET HEIMAN

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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 **ADAM M. HEIMAN** and **JANET HEIMAN**, his 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

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

commission expires: 2/27/17

Christina M Presslak

NOTARY PUBLIC

MAIL TO:

Michael S Fisher
200 N LaSalle #2310
Chicago IL 60601

ADDRESS OF PROPERTY:


310 N. Clinton Street, Unit F
 Chicago, Illinois 60661



SEND SUBSEQUENT TAX BILLS TO:

**BRADLEY MESSINGER AND
 MELISSA MESSINGER**

same as above



REAL ESTATE TRANSFER TAX		27-Jan-2015
	CHICAGO:	5,137.50
	CTA:	2,055.00
	TOTAL:	7,192.50
17-09-303-074-0000 20141201650260 1-624-149-632		

REAL ESTATE TRANSFER TAX		27-Jan-2015
	COUNTY:	342.50
	ILLINOIS:	685.00
	TOTAL:	1,027.50
17-09-303-074-0000 20141201650260 1-497-960-064		

15824-14-03116K

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Property Address: 310 N. CLINTON STREET, Unit F
CHICAGO, IL 60661

Parcel I.D.: 17-09-303-074-0000

PARCEL 1:

LOT 24 IN FULTON STATION 1ST RESUBDIVISION, BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT RECORDED AUGUST 4, 1988 AS DOCUMENT 98682131 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION TOWNHOMES HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT 98710625.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT 98710624.

Cook County Clerk's Office