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GEORGE E. COLE® No. 810 REC
LEGAL FORMS February 1996

Doc#: 1504126061 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2015 02:38 PM Pg: 1 of 3

WARRANTY DEED Joint Tenancy Statutory (Illinois) (Individual to Individual)

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Above Space for Recorder's use only

THE GRANTOR(S) Alejo Balingit, Jr., and Dana Altman; n/k/a, Dana Balingit, his wife,
of the City of Chicago, County of Cook State of Illinois for and in consideration
of ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,
CONVEY(S) ----- and WARRANTS(S) ----- to Christine Morrissey
2716 W Byron
Chicago, IL 60618

(Names and Address of Grantees)

~~not in Tenancy in Common, but in JOINT TENANCY~~ the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

(Legal Description Attached Hereto)

FIDELITY NATIONAL TITLE DC15000510

1073

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 ~~in tenancy in common, but in joint tenancy forever~~

Permanent ~~State~~ EXEMPTION Number(s): 13-24-200-044-0000
Address(es) of Real Estate: 3950 N Fairfield Ave., Chicago, Illinois 60618

DATED this: 26 day of January 2015

S V
P 12
S N
SC X
INT 10

Please print or type name(s) below signature(s)
Alejo Balingit, Jr. (SEAL) Dana Altman; n/k/a, Dana Balingit (SEAL)
Alejo Balingit Jr (SEAL) Dana Balingit (SEAL)

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 Alejo Balingit, Jr., and Dana Altman; n/k/a, Dana Balingit, his wife
personally known to me to be the same person s whose name s 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
uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS
SEAL
HEREF

REAL ESTATE TRANSFER TAX	04-Feb-2015
CHICAGO:	3,251.25
CTA:	1,300.50
TOTAL:	4,551.75

REAL ESTATE TRANSFER TAX	04-Feb-2015
COUNTY:	216.75
ILLINOIS:	433.50
TOTAL:	650.25

BOX 15

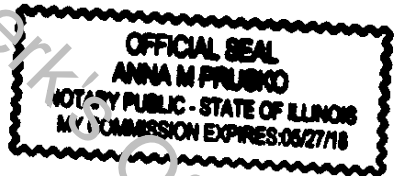
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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office



Given under my hand and official seal, this 26 day of January ~~XX~~ 2015

Commission expires 05/27/18

Anna M. Prusko
NOTARY PUBLIC

This instrument was prepared by Daniel W. Witous, attorney 10600 S Cicero Ave., Oak Lawn, IL 60453
(Name and Address)

MAIL TO:

<u>Jeffrey Sanchez</u> (Name)
<u>55 W Monroe St., Ste 3950</u> (Address)
<u>Chicago, IL 60603</u> (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Christine Morrissey
(Name)
3950 N. Fairfield Ave
(Address)
Chicago IL 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description**PARCEL 1:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID, THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE THEREOF 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST 50 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, 84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 28 MINUTES 20 SECONDS EAST 61.92 FEET, THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST 34.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 20 SECONDS WEST 61.41 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 31 MINUTES 40 SECONDS, WEST ALONG THE WEST LINE OF LOT 2, 34.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PROPERTY ADDRESS:

3950 N Fairfield
Chicago, Il 60618

PIN:

13-24-200-044-0000

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ALTA Commitment (06/17/2006)

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