

GREATER METROPOLITAN TITLE, LLC
120 S. LA SALLE STREET, SUITE 1720
CHICAGO, IL 60603

FILE# 14-0947

WARRANTY DEED
Tenants by the Entirety

THE GRANTOR

UNOFFICIAL COPY



Doc#: 1504416048 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 12:36 PM Pg: 1 of 2

(The space above for Recorder's use only)

Wendy Miller and Nathaniel Miller, Husband and Wife, of 5806 Brightwater Trail, Springfield MO, County of Greene, State of Missouri, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Jessica Sittig, of in the following described Real Estate situated in Cook County, Illinois, commonly known as 7243 Madison Street, Unite 416, Forest Park, IL 60130, legally described as:

PARCEL 1:

UNIT NUMBER 416 IN THE MADISON COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PART OF LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 3 IN C. AND J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 38 AND 39 OF RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511518080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE P-51, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2014 and subsequent years, and acts done by or through the Buyers.

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

Permanent Index Number (PIN): 15-12-435-032-1059

Address(es) of Real Estate: 7243 Madison Street, Unit 416, Forest Park, IL 60130

IN WITNESS WHEREOF, Sellers have signed and sealed this Warranty Deed of in the County of Cook, State of Illinois this 27th day of January 2015.

UNOFFICIAL COPY

Wendy Miller
Wendy Miller, Seller

Nathaniel Miller
Nathaniel Miller, Seller

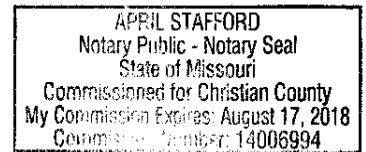
STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Wendy Miller and Nathaniel Miller, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of January, 2015.

April Stafford
NOTARY PUBLIC

Commission expires August 17, 2018



This instrument was prepared by: Douglas Miller
Fish Law Group, LLC
309 West Washington St Suite 700
Chicago, IL 60606

MAIL TO:
Amy Felton
332 Linden Ave
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:
Jessica Sittig
7243 Madison St Unit 416
Forest Park, IL 60130

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX



		01-Feb-2015
COUNTY:		65.00
ILLINOIS:		130.00
TOTAL:		195.00

15-12-435-032-1059 | 20150101660612 | 1-713-680-000

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 5477
AW 2/4/15
Approved/Date