

267031



Doc#: 1508233033 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/23/2015 11:45 AM Pg: 1 of 2

Warranty Deed  
TENANCY BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)

THE GRANTOR (NAME AND ADDRESS)  
GARETH BREUNLIN and KATE  
BREUNLIN, f/k/a KATE MARTIN,  
husband and wife  
4553 N. Magnolia Ave.  
Unit 501  
Chicago, IL 60640

(The Above Space For Recorder's Use Only)

of the City of Chicago County  
of Cook, State of Illinois

for and in consideration of TEN (\$10.00) DOLLARS,  
in hand paid, CONVEY and WARRANT to  
STEPHEN S. HUTZEL and PATRICIA A. HUTZEL, husband and wife  
1557 Lincoya Bay Drive  
Nashville, TN 37214

(NAME AND ADDRESS OF GRANTEE(S))

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 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 reverse side for legal description.) 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 as husband  
and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT  
TO: General taxes for 2014 2nd and subsequent years and see reverse side.

Permanent Index Number (PIN): 14-17-118-032-1031

Address(es) of Real Estate: 4553 N. Magnolia Ave., Unit 501, Chicago, IL 60640

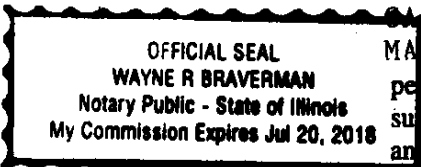
DATED this 13th day of March 19 2015

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

GARETH BREUNLIN (SEAL) Kate Breunlin (SEAL)  
KATE BREUNLIN, f/k/a KATE MARTIN

(SEAL) (SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid, DO HEREBY CERTIFY that  
GARETH BREUNLIN and KATE BREUNLIN, f/k/a KATE  
MARTIN  
personally known to me to be the same persons whose names  
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 HERE

Given under my hand and official seal, this 13th day of March 19 2015

Commission expires 7/20 19 2018 Wayne R. Braverman  
NOTARY PUBLIC

This instrument was prepared by Wayne Braverman, 60 W. Randolph, Suite 333, Chicago,  
(NAME AND ADDRESS) IL 60601

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

S  
Y  
P  
2  
N  
SC  
x  
INT  
6/11

# UNOFFICIAL COPY

## Legal Description


of premises commonly known as 4553 N. Magnolia Ave., Unit 501, Chicago, IL 60640



**PARCEL ONE: UNIT 501 IN THE MAGNOLIA GARDENS CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED JANUARY 21, 2004, AS DOCUMENT NO. 04202119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-22 /S DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.**

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; condominium declaration and by-laws; if any; and general real estate taxes not yet due and payable at the time of Closing.

|   |                 |             |
|---|-----------------|-------------|
| <b>REAL ESTATE TRANSFER TAX</b>   |                 | 17-Mar-2015 |
|  | <b>CHICAGO:</b> | 1,965.00    |
|   | <b>CTA:</b>     | 786.00      |
|   | <b>TOTAL:</b>   | 2,751.00    |
| 14-17-118-032-1031   20150301667287   2-029-801-856                                 |                 |             |

|   |                  |             |
|---|------------------|-------------|
| <b>REAL ESTATE TRANSFER TAX</b>   |                  | 17-Mar-2015 |
|  | <b>COUNTY:</b>   | 131.00      |
|  | <b>ILLINOIS:</b> | 262.00      |
|   | <b>TOTAL:</b>    | 393.00      |
| 14-17-118-032-1031   20150301667287   1-177-178-496                                 |                  |             |

**MAIL TO:** { Kori Bazanos  
(Name)  
115 S. LaSalle St. Ste. 260  
(Address)  
Chicago IL 60603  
(City, State and Zip) }

**SEND SUBSEQUENT TAX BILLS TO:**  
Mr. Stephen S. Hutzel  
(Name)  
4553 N. Magnolia Ave., Unit 501  
(Address)  
Chicago, IL 60640  
(City, State and Zip)

OR **RECORDER'S OFFICE BOX NO.** \_\_\_\_\_