

# UNOFFICIAL COPY



Doc#: 1510356002 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/13/2015 08:43 AM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

(Individual to Tenants by the  
Entirety)

mut. to:  
PROPER TITLE, LLC  
180 N. LaSalle Street  
Ste. 2440  
Chicago, IL 60601  
PT 15-00324

THE GRANTOR(S), MELISSA GRADY, a unmarried individual currently residing at 2709 N. Janssen Ave., Chicago, Illinois 60614, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to AARON STEVENS AND LAURA STEVENS, husband and wife and currently residing at 145 Wildwood Road, Lake Forest, Illinois 60045, not as tenants in common nor as joint tenants but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NUMBER 2710-E IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE FOLLOWING DESCRIBED LAND: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELD'S SUBDIVISION OF BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN JOSEPH E. SHEFFIELD'S SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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 as tenants in common nor as joint tenants but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): ~~14-29-302-19-1021~~ 14-29-302-159-1021

Address(es) of Real Estate: 2709 N. JANSSEN AVE., UNIT 2710-E, CHICAGO, ILLINOIS 60614

2710-E

# UNOFFICIAL COPY

DATED: APRIL 6, 2015

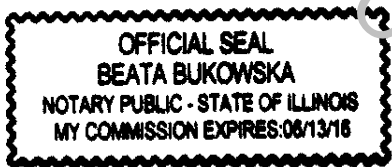


MELISSA GRADY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MELISSA GRADY, known to me to be the person whose name(s) 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 6 day of APRIL 20 15.



 (Notary Public)

**Prepared by:**  
Jeffrey D. Woods, Esq.  
1447 W. Henderson #1  
Chicago, Illinois 60657

**Mail to:**  
KEVIN NGUYEN  
100 N. LAUREL ST #1700  
CHICAGO IL 60602

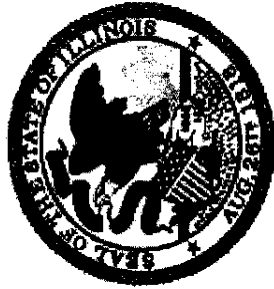
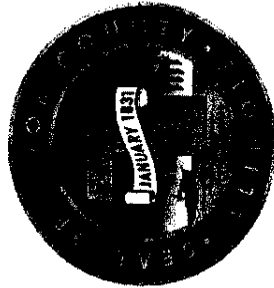
**Name and Address of Taxpayer:**  
LAURA AND AARON STEVENS  
2709 N. JANSSEN AVE., UNIT ~~2701-E~~ 2710-E  
CHICAGO, ILLINOIS 60614

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX**

08-Apr-2015



**COUNTY:**

315.00

**ILLINOIS:**

630.00

**TOTAL:**

945.00

14-29-302-159-1021

20150401675718

1-595-062-656

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

08-Apr-2015



**CHICAGO:**

4,725.00

**CTA:**

1,890.00

**TOTAL:**

6,615.00

14-29-302-159-1021

20150401675718

1-325-775-2322

Property of Cook County Clerk's Office