

UNOFFICIAL COPY

WARRANTY DEED

TENANCY BY THE ENTIRETY

Statutory (Illinois)
(Individual to Individual)

MAIL TO:

MARK T RODRIGUEZ
364 PENNSYLVANIA
CLAW ELEVATOR FL
60137



Doc#: 1514742048 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 01:25 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:
CHRISTIAN WEST & CARRIE ANNE WEST
2334 NORTH MONTICELLO AVENUE
CHICAGO, ILLINOIS 60647

STAMP

1012
MM
150081418
CT

THE GRANTOR(S) ORCHARD STREET PROPERTY GROUP, LLC, an Illinois Limited Liability Company
of the Village of Skokie County of Cook State of Illinois
for and in consideration of TEN AND NO/100----- (\$10.00)----- DOLLARS
and other good and valuable considerations in hand paid
CONVEY(S) AND WARRANT(S) to CHRISTIAN WEST AND CARRIE ANNE WEST, his wife Husband, wife

(GRANTEES' ADDRESS) 823 North Winchester Avenue, #3
of the City of Chicago County of Cook State of Illinois
husband and wife, not as Joint Tenants or 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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF-----

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11" sheet, with a minimum of 1/2" clear margin on all sides.

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 or Tenants in Common but as Tenants
by the Entirety forever.

Permanent Index Number(s): 13-35-106-025

Property Address: 2334 NORTH MONTICELLO AVENUE, CHICAGO, ILLINOIS 60647

Dated this 7th day of May, 2015

ORCHARD STREET PROPERTY GROUP, LLC (Seal)

(Seal)

an Illinois Limited Liability Company

X (Seal)

(Seal)

BY: SCOTT ROSENZWEIG, Manager

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1157

Handwritten signatures and initials, including "CT 601334" and a large signature.

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STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **SCOTT ROSENZWEIG, Manager of ORCHARD STREET PROPERTY GROUP, LLC, an Illinois Limited Liability Co.** 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 _____ he _____ signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*

Given under my hand and notarial seal, this 7 day of May, 2015

My commission expires on

5/28

Maria E Guerrero

2018

Notary Public



COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Avrum Reifer, Ltd.

3016 West Sherwin Avenue
Chicago, Illinois 60645

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative _____

** This conveyance must contain the name and address of the Grantee for tax billing purpose: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX 20-May-2015



CHICAGO: 3,375.00
CTA: 1,350.00
TOTAL: 4,725.00

13-35-106-025-0000 | 20150501684404 | 0-011-267-456

REAL ESTATE TRANSFER TAX 20-May-2015



COUNTY: 225.00
ILLINOIS: 450.00
TOTAL: 675.00

13-35-106-025-0000 | 20150501684404 | 1-658-318-208

TO

FROM

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EXHIBIT A

LOT 42 AND THE NORTH $\frac{1}{2}$ OF LOT 41 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 1 OF HAMBLETON'S SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 2334 NORTH MONTICELLO AVENUE,
CHICAGO, ILLINOIS 60647

PERMANENT TAX INDEX NO.: 13-35-106-025

Subject to general real estate taxes for the years 2014 and subsequent; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer/Grantee; special governmental taxes or assessments confirmed and unconfirmed; all matters of survey disclosed by Plat of Survey made by Donald A. Shapiro Job No. 558900-1 dated 05/05/15.

Property of Cook County Clerk's Office