UNOFFICIAL CO

Doc#: 1514756169 Fee: \$46.00 HHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/27/2015 10:05 AM Pg: 1 of 5

This Instrument Prepared By:

Shane E. Mowery Attorney at Law 3653 W. Irving Park Rd. Chicago, IL 60618

(The Above Space for Recorder's Use Only)

WARRANTY DEED

SOOP OF MICHAEL S. MOLESKI AND SANDRA MOLESKI, married, residing at 1227 ACORN, LEMONT, IL 60439 (hereinefter called "Grantors"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid to DENNIS SCHWARTZ & LISA ZABORKO, husband and wife as to an undivided 2/3 interest as tenants by the entirety and MICHAEL ZABORKO as to an undivided 1/3 interest, as tenants in common, (hereinafter called "Grantees"), the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant unto Grantees, all of Grantors' right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Lavis of the State of Illinois.

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2014 2nd installment and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 2314 N. HAMILTON AVE. CHICAGO, IL 60647

Permanent Index Number: 14-31-107-031-0000

TO HAVE AND TO HOLD the premises unto Grantees, their successors and assigns FOREVER, and Grantors do hereby covenant that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey.

UNOFFICIAL COPY

GRANTORS:		
MICHAEL S. MOLESĶI	SANDRAMOL	ESKI .
Mul MW	_ (a)	
Date of Execution: 5/4//5 STATE OF ILLINOIS) SS: COUNTY OF COOK) I, the undersigned, a Notary CERTIFY that MICHAEL S. MOLI name is subscribed to the foregoing acknowledged that he signed and del	instrument, appeared before	to be the same person whose me this day in person, and
uses and purposes therein set forth. Given under my hand and offi	04	
My Commission Expires: <u>แ/เ/เกน</u>	Notary Public	"OFFICIAL SEAL Andrew R. Rivera Notary Public, State of Illino My Commission Expires 11-19-
I, the undersigned, a Notary CERTIFY that SANDRA MOLESI name is subscribed to the foregoing acknowledged that she signed and de uses and purposes therein set forth.	g instrument, appeared before	be the same person whose this day in person, and
Given under my hand and offi	cial seal, this 💾 day of Mu	2015.
My Commission Expires:	Notary Public	Andrew R. Rivera Notary Public, State of Illinois My Commission Expires 11-19-20
After Recording Mail To:	Mail Tax Bills To:	Limite
ATTY. TONY BOYER 32 23 LAKE AVE., STE 15C-30 3 WIL METTE, IL 6009 1	DENNIS SCHWARTZ 2314 N. HAMILTON A CHICAGO, IL 60647	Z and LISA ZABORKO AVE.
Mail To		
PROPER TITLE, LLC 180 N. Lasalle Senger Ste. 2440 Chicago II. 6/160		

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EXHIBIT A

LEGAL DESCRIPTION

LOT 31 IN BLOCK 4 IN VINCENT A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ASS (NOIS.

Proposition of Cook Colling Clark's Office

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14-May-2015 4,267.50 1,707.00

5,974.50

REAL ESTATE TRANSFER TAX

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CHICAGO:

CANAL TOTAL:

1-798-950-272

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1514756169 Page: 5 of 5

284.50T 569.00 853.50

14-May-2015<mark>0</mark>

REAL ESTATE TRANSFER TAX

TOTINOIS: **TOTAL**: COUNTY:





2-064-043-392