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Doc#: 1514756169 Fee: \$46.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 10:06 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

MICHAEL S. MOLESKI AND SANDRA MOLESKI, married, residing at 1227 ACORN, LEMONT, IL 60439 (hereinafter 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 Laws 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.

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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.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

14-May-2015



CHICAGO:

4,267.50

CTA:

1,707.00

TOTAL:

5,974.50

14-31-107-031-0000

20150501683862

1-798-950-2722

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

14-May-2015



COUNTY:
ILLINOIS:
TOTAL:

284.50
569.00
853.50

14-31-107-031-0000

20150501683862

2-064-043-392

Property of Cook County Clerk's Office