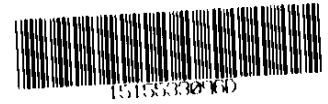


UNOFFICIAL COPY



Doc#: 1515533096 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2015 02:07 PM Pg: 1 of 2

WARRANTY DEED

Return to:

Jason Schram
2960 S. River Rd Ste 145
Des Plaines, IL 60019

Mail Tax Bills to:

MICHAEL GERSHENZON
1238 West Fullerton Avenue Unit 1K
Chicago, IL 60614
FIRST AMERICAN
File # 2643972
1042

THE GRANTORS, JOHN STERLING WIGGINS AND NICOLE D'ONOFRIO, NOW KNOWN AS NICOLE WIGGINS, Husband and Wife, of the County of COOK, State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to MICHAEL GERSHENZON, a single man, and KELSEY ANAGNOS, a single woman, of 3827 N Kenmore Avenue, Apt 2N
Chicago, IL 60613

the following described real estate, which is situated in the County of COOK, State of Illinois, to wit:

UNIT 1K TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SURREY COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25799181, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1238 West Fullerton, Unit 1K, Chicago, IL 60614
Permanent Index Number: 14 29 323 024 1010

SOLELY
 As Tenants in common
 NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
 NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY, THE GRANTEES BEING HUSBAND AND WIFE,

S Y
P 2
S N
SC L
INT D

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **Subject to:** Covenants, conditions and restrictions of record; General Taxes for 2014, second installment, and subsequent years.

REAL ESTATE TRANSFER TAX	01-Jun-2015
CHICAGO:	2,925.00
CTA:	1,170.00
TOTAL:	4,095.00

REAL ESTATE TRANSFER TAX	01-Jun-2015
COUNTY:	195.00
ILLINOIS:	390.00
TOTAL:	585.00

UNOFFICIAL COPY

Warranty Deed, Page 2

TO HAVE AND TO HOLD the above granted premises unto the grantee forever.

Dated this 8th day of May, 2015.



JOHN STERLING WIGGINS



NICOLE D'ONOFRIO



NICOLE WIGGINS

STATE OF Massachusetts

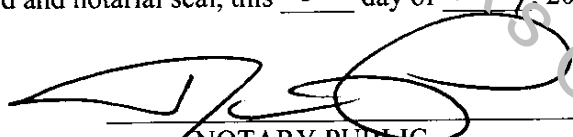
COUNTY OF Essex

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same persons whose names are:

JOHN STERLING WIGGINS and NICOLE D'ONOFRIO, now known as NICOLE WIGGINS, Husband and Wife

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, waiving all homestead rights in said property.

Given under my hand and notarial seal, this 8th day of May, 2015.



NOTARY PUBLIC

Prepared by:
Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646



DONNA M. PISCIOTTA, ESQ.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 21, 2017