

# UNOFFICIAL COPY

Saturn Title LLC  
1514379



Doc#: 1516750020 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/16/2015 08:11 AM Pg: 1 of 3

1514379 1/2

AFTER RECORDING, MAIL TO:

SATURN TITLE LLC  
1000 W. HIGGINS RD.  
SUITE 365  
PAFIA RIDGE, IL 60068

### Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Dominick Kearns, & Emily Kearns, his wife of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Arthur Steven Knipschild and Tracey Lee Knipschild, # 900 S. Clark St., #302, of Chicago, IL 60605

~~NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS~~ \* husband and wife  
~~NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON~~  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2014 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 17-16-425-003-1030

Property Address: 1176 S. Plymouth Ct. Apt. 1SE, Chicago, IL ~~60606~~ 60605

Dated this 30 day of May, 2015

EMILY KEARNS

Dominick J. Kearns

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

& EMILY KEARNS, His wife

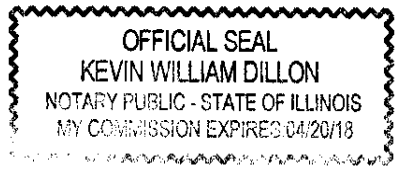
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Dominick Kearns**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 30 day of MAY, 2015.

[Signature]  
Notary Public

My commission expires: 4/20/18

**THIS DOCUMENT PREPARED BY:**  
Kevin William Dillon  
6650 N. Northwest Highway, #300  
Chicago, IL 60656-2106



**MAIL TAX BILL TO:**  
Arthur Steven Knipschild and Tracey Lee Knipschild  
1176 S Plymouth Ct, Apt 15E  
Chicago, IL 60605

**MAIL RECORDED DEED TO:** ↗  
Arthur Steven Knipschild and Tracey Lee Knipschild

REAL ESTATE TRANSFER TAX		11-Jun-2015
	CHICAGO:	2,917.50
	CTA:	1,167.00
	TOTAL:	4,084.50
17-16-425-003-1030   20150601694126   0-121-275-264		

REAL ESTATE TRANSFER TAX		11-Jun-2015
	COUNTY:	194.50
	ILLINOIS:	389.00
	TOTAL:	583.50
17-16-425-003-1030   20150601694126   0-068-453-248		

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## EXHIBIT A

Legal Description: **UNIT 1176 S. PLYMOUTH COURT, ASTOR E, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE TOWNHOMES OF DEARBORN PARK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86042028, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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Property of Cook County Clerk's Office