

UNOFFICIAL COPY

1510579 1/2

WARRANTY DEED

WHEN RECORDED MAIL TO:
Eric Tanquilut
Tanquilut and Associates
161 N. Clark Street Suite 4700
Chicago, Illinois 60601

SEND TAX BILLS TO:
John Kovalan
630 W. Wellington Ave #1E
Chicago, Illinois 60657

FRANSE TITLE
6321 W. NORTH AVE.
OAK PARK, IL 60302



Doc#: 1517039088 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2015 02:08 PM Pg: 1 of 3

Above Space for Recorder's Use Only

The GRANTORS, **Edison J. Trickett and Dina Birman, Husband and Wife**, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, **John Kovalan, married**, of Chicago Illinois, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 630 W. Wellington Ave #1E, Chicago, Illinois 60657

Permanent Index Number: 14-28-107-098-1005

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTORS, **Edison J. Trickett and Dina Birman, Husband and Wife**, have caused their names to be signed to this instrument, dated this 11th of June, 2015.

Edison J. Trickett

Dina Birman

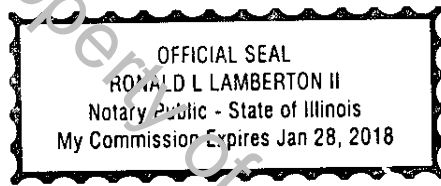
STATE OF ILLINOIS)

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) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Edison J. Trickett and Dina Birman, Husband and Wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11th day of June, 2015.



Ronald L. Lambertson II
Notary Public

My commission expires: January 28th, 2018

REAL ESTATE TRANSFER TAX

19-Jun-2015



CHICAGO:	7,912.50
CTA:	2,905.00
TOTAL:	9,817.50

14-28-107-098-1005 | 20150601695795 | 1-887-912-832

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
GELDES LAW, Ltd.
818 S. Kenilworth Ave.
Oak Park, Illinois 60304

REAL ESTATE TRANSFER TAX

19-Jun-2015



COUNTY:	467.50
ILLINOIS:	935.00
TOTAL:	1,402.50

14-28-107-098-1005 | 20150601695795 | 0-490-783-616

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File No: 1510579

EXHIBIT "A"

UNIT 1E IN THE 630-632 WEST WELLINGTON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 60.00 FEET OF THE WEST 110 FEET OF LOTS 7, 8 AND 9 IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF 20 ACRES NORTH OF ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SO MUCH OF SAID LOT 7 AS IS USED, TAKEN OR OCCUPIED FOR WELLINGTON AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ON AND OVER THE SOUTH 16 FEET OF LOT 10 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 19, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0814022078, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS. ALSO, THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBER G7, STORAGE SPACE NUMBERS S5, AND GARAGE ROOFTOP DECK, LIMITED COMMON ELEMENTS "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 1E AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF; ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

COMMONLY KNOWN AS: 630 W. Wellington Avenue, #1E, Chicago, IL 60637

PERMANENT INDEX NUMBER: 14-28-107-098-1005

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*ALTA Plain Language Commitment
(6-17-06) (IL)
Schedule A*

AMERICAN
LAND TITLE
ASSOCIATION

