

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)



Doc#: 1518015061 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2015 01:47 PM Pg: 1 of 3

THIS DEED is made as of the 15 day of June, 2015, by and between

JOHN GABRIEL JACOBSEN  
Married to Allison Jacobsen  
("Grantor," whether one or more),

and

ALLISON KUDZY  
a(n) unmarried woman  
of Chicago, Illinois  
("Grantee," whether one or more).  
5111 North Winchester Ave, Unit 1  
Chicago, IL 60640

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

ORT  
1560185  
1/1

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 13-12-411-083-1007

COMMONLY KNOWN AS: 4960 N WESTERN AVE., UNIT 35, CHICAGO, IL 60625

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

**PARCEL 1: UNIT 3S IN THE 4960 WESTERN CONDOMINIUM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 11 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTH-EAST 1/4 OF SECTION 12) AND LOT 12 (EXCEPT PART WITHIN EAST 50 FOOT SECTION), IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWANVILLE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801103023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING UNIT P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0801103023**

**REAL ESTATE TRANSFER TAX**

29-Jun-2015



<b>CHICAGO:</b>	2,857.50
<b>CTA:</b>	1,143.00
<b>TOTAL:</b>	4,000.50

13-12-411-083-1007 | 20150601695958 | 0-950-363-008

Address Given:

4960 N WESTERN AVE., UNIT 3S, CHICAGO, IL 60625

Permanent Index Number:

13-12-411-083-1007

**REAL ESTATE TRANSFER TAX**

29-Jun-2015



<b>COUNTY:</b>	190.50
<b>ILLINOIS:</b>	381.00
<b>TOTAL:</b>	571.50

13-12-411-083-1007 | 20150601695958 | 2-068-702-080

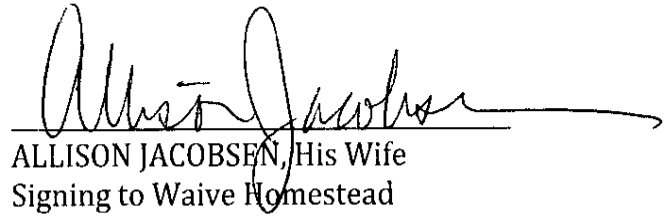
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P.I.N.: 13-12-411-083-1007

COMMONLY KNOWN AS: 4960 N WESTERN AVE., UNIT 3S, CHICAGO, IL 60625

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 15 day of June, 2015.

  
JOHN GABRIEL JACOBSEN

  
ALLISON JACOBSEN, His Wife  
Signing to Waive Homestead

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:  
Allison Kudzy  
4960 N Western Ave  
Unit 3S  
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:  
ALLISON KUDZY  
4960 N Western Ave  
Unit 3S  
Chicago, IL 60625

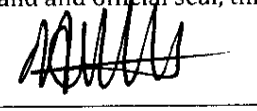
OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS }  
                                  } SS  
COUNTY OF COOK    }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOHN GABRIEL JACOBSEN and ALLISON JACOBSEN is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of June, 2015.

Notary Public 

My Commission Expires: 6-19-16

