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WARRANTY DEED Statutory (Illinois) (individual to individual)



Doc#: 1518344041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 12:23 PM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS
Joshua Bock & Whitney Bock,
a Married Couple
4553 N. Magnolia Ave.

Above Space for recorder's use only

of the City of Chicago, County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYS and WARRANTS to:

David Harper and Patrick Marzillo, *as tenants in common*
J. G

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto.

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 not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number(s): 14-17-118-032-1015

Address of Real Estate: 4553 N. Magnolia Ave., Unit 305, Chicago, IL 60657

Dated this 25 day of June, 2015

Joshua Bock (SEAL)
Joshua Bock

Whitney Bock (SEAL)
Whitney Bock

bn
REMEMBER

52-
Cook
1 of 2
775-20649

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STATE OF ILLINOIS)
)SS.:
COUNTY OF COOK)

I, Melinda E. Cockrum the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua Bock & Whitney Bock, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a 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 official seal, this 25th day of June, 2015

My commission expires on 10/19, 2015 Melinda E. Cockrum
NOTARY PUBLIC



This instrument was prepared by: Ashen/Faulkner, 217 N. Jefferson St., Suite 601, Chicago, IL 60661
(Name and Address)

MAIL TO:

Talarico Law Group
(Name)

15000 S. Cicero Ave., 3rd Fl.
(Address)


Oak Forest, IL 60452
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

DAVE HARPER
(Name)



4553 N MANICLIA AVE APT 305
(Address)

CHICAGO, IL 60610
(City, State and Zip)

REAL ESTATE TRANSFER TAX		02-Jul-2015
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00


OR RECORDER'S OFFICE BOX NO. _____

14-17-118-032-1015 | 20150701602922 | 2-021-012-352

REAL ESTATE TRANSFER TAX		02-Jul-2015
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

14-17-118-032-1015 | 20150701602922 | 1-952-199-552

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 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule C	COMMITMENT NUMBER TT15-20649

File No.: TT15-20649

LEGAL DESCRIPTION

The Land referred to in this Plain Language Commitment is described as follows:

EXHIBIT A**PARCEL 1:**

UNIT 305 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-29, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 305, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM. THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

14-17-118-032-1015
 4553 NORTH MAGNOLIA AVENUE, UNIT 305, CHICAGO, IL 60640