



Doc#: 1518301038 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 11:16 AM Pg: 1 of 2

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

10FZ

This document was prepared by:
Elizabeth M. Todorovic
Law Offices of Elizabeth M. Todorovic LLC
5419 N. Sheridan Road
Suite 110
Chicago, IL 60649

(The Above Space for Recorders Use Only)

THE GRANTOR, **William S. Kruzel and Deborah L. Kruzel**, husband and wife, of Chicago, Illinois, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~James Ellenberger and Kerissa Ellenberger~~, **husband and wife**, of Chicago, Illinois, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See page 2 for legal description.) 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 not as joint tenants or tenants in common, but in Tenancy by the Entirety forever. SUBJECT TO: (See page 2 for subject to).

ES20PA

Permanent Index Number(s): 14-30-223-093-0000
Address(es) of Real Estate: 2928 N. Wood St, Unit A, Chicago, IL 60657

DATED as of the 17th day of June, 2015

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

William S. Kruzel

William S. Kruzel

(SEAL)

Deborah L. Kruzel

Deborah L. Kruzel

(SEAL)

15CA892060SND

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William S. Kruzel and Deborah L. Kruzel, husband and wife, 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 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 official seal, this 17th day of June, 2015.

Box 400

Catherine M. Slaughter

Notary Public
Commission expires: 11-19-2016



S X
P 2
S 2
SC X
INT 2

*If Grantor is also Grantee you may strike Release and Waiver of Homestead Rights.

*JAMES M. ELLENBERGER, AS SETTLOR,
TRUSTEE, & BENEFICIARY OF THE JAMES M. ELLENBERGER REVOCABLE TRUST DATED
JANUARY 12, 2015 AND KERISSA B. ELLENBERGER, AS SETTLOR, TRUSTEE, &
BENEFICIARY OF THE KERISSA B. ELLENBERGER REVOCABLE TRUST DATED
JANUARY 12, 2015

UNOFFICIAL COPY

Legal Description

of premises commonly known as 2928 N. Wood Street, Unit A, Chicago, IL 60657

Parcel 1:



Lot 5 (except the west 138.68 feet thereof) in Wellington Park Subdivision, being a Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded November 17, 1999 as document number 09079864, in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress for the benefit of Parcel 1 aforesaid, as set forth in the declaration of Covenants, conditions, restrictions, easements and Party Wall Rights for Wellington Park Homeowners Association recorded December 11, 2000 as document number 00970524.

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Permanent Index Number(s): 14-30-223-093-0000		REAL ESTATE TRANSFER TAX 22-Jun-2015
		CHICAGO: 5,925.00 CTA: 2,370.00 TOTAL: 8,295.00
	14-30-223-093-0000 20150601697386 1-001-984-896	

Permanent Index Number(s): 14-30-223-093-0000	 	REAL ESTATE TRANSFER TAX 22-Jun-2015
		COUNTY: 395.00 ILLINOIS: 790.00 TOTAL: 1,185.00
	14-30-223-093-0000 20150601697386 0-336-106-368	

Mail to:

Steve Felton
 2220 W. North Ave
 Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

James & ^{Kerissa} ~~Kerissa~~ Ellenberger
 2928 N. Wood St, Unit A
 Chicago, IL 60657
(City, State and Zip)

Or: Recorder's Office Box No. _____