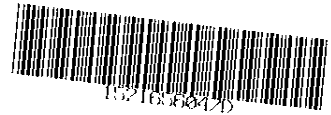


UNOFFICIAL COPY

WARRANTY DEED

This agreement, made this 31st day of JULY, 2015, between **NINA MARIE TWANOW, F/K/A NINA M. MARTIN**, married to **GRAEME R. TWANOW**, party of the first part, AND **CHARLES MCCLOUGHAN**, party of the second part,



Doc#: 1521656047 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2015 10:04 AM Pg: 1 of 2

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

Legal Description: PARCEL 1: UNIT C-2 IN THE SEVEN 11 MELROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 1/2 OF LOT 49 AND ALL OF LOTS 50 AND 51 IN ELISHA F. HUNDLEY'S RESUBDIVISION OF LOT 40 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JULY 21, 2005, AS DOCUMENT 0520227081, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: UNIT P-6 IN THE SEVEN 11 MELROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 1/2 OF LOT 49 AND ALL OF LOTS 50 AND 51 IN ELISHA F. HUNDLEY'S RESUBDIVISION OF LOT 40 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JULY 21, 2005, AS DOCUMENT 0520227081, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 711 W. Melrose St., Unit C2, Chicago, IL 60657

PIN: 14-21-313-071-1008, 14-21-313-071-1024

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2015 and subsequent years.

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Nina Marie Twanow, F/K/A Nina M. Martin
NINA MARIE TWANOW, F/K/A NINA M. MARTIN

GA
GRAEME R. TWANOW

I, GRAEME R. TWANOW, JOIN IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF EXPRESSLY RELEASING AND WAIVING ALL RIGHTS UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

FOR RECORDING, MAIL TO:

SATURN TITLE, LLC
1630 W. HIGGINS RD.
SUITE 365
BROOKFIELD, IL 60068

1514955 1001

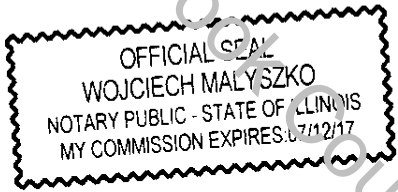
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NINA MARIE TWANOW, F/K/A NINA M. MARTIN** and **GRAEME R. TWANOW**, 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 as such, 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 31st day of July, 2015.

Commission expires 7/12, 2017. Wojciech Malyszko
NOTARY PUBLIC






This instrument prepared by: Daniel Stefanczuk, Whitacre & Stefanczuk LLC, 6841 W. Belmont Ave., Chicago, IL 60634

MAIL TO:
Deborah Ashen
217 N. Jefferson #601
Chicago IL 60661

SEND SUBSEQUENT TAX BILLS TO:
Charles Mc Cloughan
711 W. Melrose #C2
Chicago IL 60657

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		03-Aug-2015
	CHICAGO:	1,762.50
	CTA:	705.00
	TOTAL:	2,467.50
14-21-313-071-1008 20150701610231 0-283-163-520		

REAL ESTATE TRANSFER TAX		03-Aug-2015
	COUNTY:	117.50
	ILLINOIS:	235.00
	TOTAL:	352.50
14-21-313-071-1008 20150701610231 0-292-682-624		