



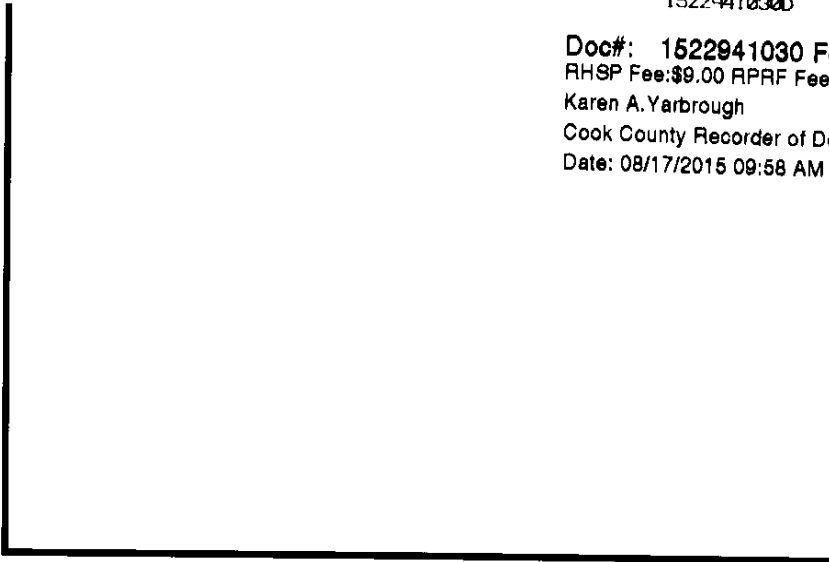
Doc#: 1522941030 Fee: \$40.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2015 09:58 AM Pg: 1 of 2



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

15 WS AS 45586 LP



THE GRANTORS, Stephen C. Nelson and Katherine L. Nelson, as husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEEES James T. Nixon and Joan A. Nixon, husband and wife, of 2700 Bennington Dr. NE, Marietta, Georgia 30062, not as joint tenants nor as tenants in common, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 5622 N. WAYNE ESTATE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0712715074, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0712715074.

S Y
P 2
S N
SC Y
INT ID

SUBJECT TO: Covenants, conditions, and restrictions of record so long as they do not materially adversely interfere with the use of the Property as a condominium residence; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any, and general real estate taxes not yet due and payable.

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

Permanent Real Estate Index Number: 14-05-327-047-1001
Address of Real Estate: 5622 N. Wayne, Unit 1, Chicago, IL 60660 - 4488
Avenue

REAL ESTATE TRANSFER TAX		04-Aug-2015
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

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REAL ESTATE TRANSFER TAX		04-Aug-2015
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50

14-05-327-047-1001 | 20150701605522 | 0-885-259-136

14-05-327-047-1001 | 20150701605522 | 1-620-720-512

BOX 334 CT

UNOFFICIAL COPY

Dated this 16 day of July, 2015

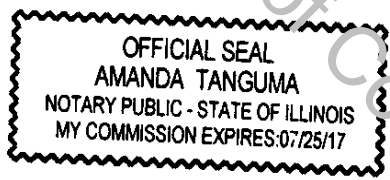
[Signature]
Stephen C. Nelson

[Signature]
Katherine L. Nelson

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen C. Nelson and Katherine L. Nelson, personally known to me to be the same person(s) whose name(s) 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 16 day of July, 2015



[Signature] (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
Philip Rosenthal
Rosenthal Law Group
3700 W. Devon Ave., Unit E
Lincolnwood, IL 60712
9561-0

Name & Address of Taxpayer:
James T. Nixon and Joan A. Nixon
5622 N. Wayne, Unit 1
Chicago, IL 60660

CLERK OF COOK COUNTY