

1 of 3

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 1523019152 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2015 02:57 PM Pg: 1 of 2

260875 - JZ
NAT

**NORTH AMERICAN
TITLE COMPANY**

Above Space for Recorder's Use Only

THE GRANTORS, JOHN KANE AND DONNA E. KANE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY** and **WARRANT** to **DAG 6501 N. CLAREMONT AVE LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 6503-1 IN THE WARREN PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 55 AND 56 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT NUMBER 7366967, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0721115060; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 11-31-305-008-1004

Address(es) of Real Estate: 6503 N. Claremont Avenue, Unit 1, Chicago, IL 60645

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$168,000.00 (120% of short sale price) until 90 days from the date of this short sale closing. These restrictions shall run with the land and are not personal to the Grantee."

Dated this 10th day of August, 2015.

PLEASE PRINT OR TYPE NAME BELOW SIGNATURE(S)

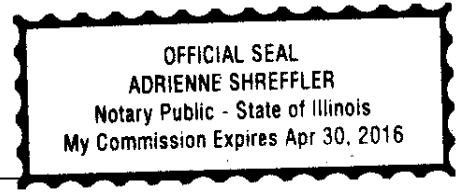
John Kane (SEAL) _____ (SEAL)
Donna E. Kane (SEAL) _____ (SEAL)

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 John Kane and Donna E. Kane, are 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 10th day of August, 2015.

Commission expires 4/30/16

Adrienne Shreffler
NOTARY PUBLIC



This instrument was prepared by:
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:
ARNOLD M FRANK
555 SKOKIE BLVD #500
NORTHBROOK IL 60062

SEND SUBSEQUENT TAX BILLS TO:
245 6501 N CLAREMONT AVE, LLC
2736 N KENMORE AVE, APT 1
CHICAGO IL 60614

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX	18-Aug-2015
	COUNTY: 70.00
	ILLINOIS: 140.00
	TOTAL: 210.00
11-31-305-008-1004 20150801617656 1-129-047-936	

REAL ESTATE TRANSFER TAX	18-Aug-2015
	CHICAGO: 1,050.00
	CTA: 420.00
	TOTAL: 1,470.00
11-31-305-008-1004 20150801617656 0-846-415-744	