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WARRANTY DEED Illinois Statutory



Doc#: 1523650023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2016 08:11 AM Pg: 1 of 4

THE GRANTORS, Ryan T. Cunnane and Lauren M. Brooks, husband and wife, and James C. Cunnane and Joycelyn M. Cunnane, husband and wife, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE

^{C.} Kevin Bischoff, an unmarried person

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

PARCEL 1:

UNIT NUMBER 402 IN THE 1449-1457 WEST IRVING PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 6 AND 7 IN BLOCK 2 IN LAKEVIEW HIGH SCHOOL DIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0530872023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-402, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

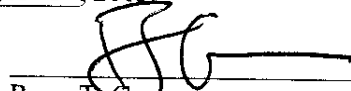
Permanent Index Numbers: 14-20-101-053-1012
Property Address: 1453 West Irving Park Road Unit 402, Chicago, Illinois, 60613

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for the 2nd Installment of 2014 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

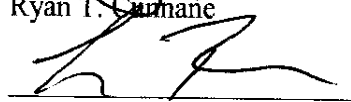
PT75 - 1662

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Dated this 24 day of June, 2015.

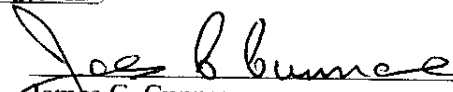


 Ryan T. Cunnane

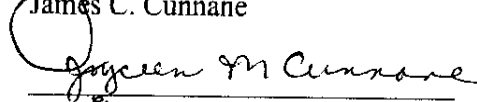


 Lauren M. Brooks

Dated this 19 day of June, 2015.



 James C. Cunnane

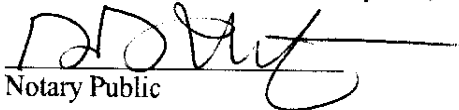


 Joycelyn M. Cunnane

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Ryan T. Cunnane, 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 s/he signed, sealed and delivered 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 notary seal, this 24 day of JUNE, 2015.



 Notary Public

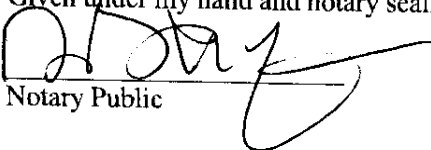


MAIL TO
 PROPER TITLE, LLC
 180 N. LaSalle Street
 Ste. 2440
 Chicago, IL 60601
 PT5-01662

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Lauren M. Brooks, 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 s/he signed, sealed and delivered 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 notary seal, this 24 day of JUNE, 2015.



 Notary Public



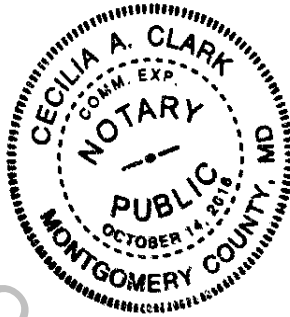
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STATE OF Maryland)
)SS
COUNTY OF Montgomery)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that James C. Cunnane, 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 s/he signed, sealed and delivered 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 notary seal, this 19 day of June, 2015.

Cecilia A. Clark
Notary Public

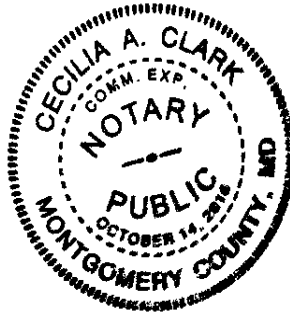


STATE OF Maryland)
)SS
COUNTY OF Montgomery)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Joyce M. Cunnane, 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 s/he signed, sealed and delivered 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 notary seal, this 19 day of June, 2015.

Cecilia A. Clark
Notary Public




~~MAIL BEED TO:~~

MAIL TAX BILLS TO:
Kevin Bischoff
1453 W. Irving Park #402
Chicago, IL 60613

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 18-Aug-2015

 **CHICAGO:** 3,375.00
CTA: 1,350.00
TOTAL: 4,725.00

14-20-101-053-1012 | 20150701602894 | 0-002-172-800

REAL ESTATE TRANSFER TAX 09-Jul-2015

  **COUNTY:** 225.00
ILLINOIS: 450.00
TOTAL: 675.00

14-20-101-053-1012 | 20150701602894 | 1-561-332-608