

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

Doc#: 1524029028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 11:11 AM Pg: 1 of 3

Above Space for Recorder's Use Only

MS - 34784 FAT

THE GRANTOR Franconia Real Estate Services, Inc.

a corporation created and existing under and by virtue of the laws of the State of Virginia and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

KATHRYN SWAN

3843 West Altgeld Road, Unit 3, Chicago, IL 60647

(Names and Address of Grantee)

~~Not as joint tenants with rights of survivorship, nor as tenants in common, nor as tenants by the entirety,~~ the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises, ~~as husband and wife, not as joint tenants, nor as tenants in common~~ but as TENANTS BY THE ENTIRETY forever

Permanent Real Estate Index Number(s): 13-26-325-038-1011

Address(es) of Real Estate: 3843 West Altgeld Road, Unit 3, Chicago, IL 60647

SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for _____ and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Authorized Agent, and attested by its _____

Authorized Agent, this 11th day of August, 2015.

Franconia Real Estate Services, Inc.
(Name of Corporation)

CORD REVIEWER

X By

Richelle M...

Authorized Agent

IMPRESS
CORPORATE SEAL
HERE

X Attest:

[Signature]

Authorized Agent

REAL ESTATE TRANSFER TAX

28-Aug-2015



CHICAGO: 975.00
CTA: 390.00
TOTAL: 1,365.00

REAL ESTATE TRANSFER TAX

28-Aug-2015

COUNTY: 65.00
ILLINOIS: 130.00
TOTAL: 195.00



13-26-325-038-1011 | 20150801616822 | 1-291-638-656

13-26-325-038-1011 | 20150801616822 | 1-156-462-464

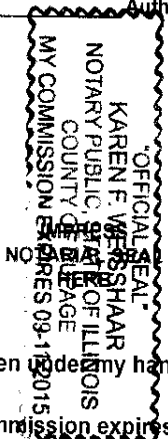
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Warranty Deed
CORPORATION TO INDIVIDUAL

TO

Property of County of DuPage

✓ State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Richelle Miller personally known to me to be the Authorized Agent of Franconia Real Estate Services, Inc.



A Virginia corporation, and Lynn Menzie personally known to me to be the _____ Authorized Agent of said corporation, and 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 severally acknowledged that as such _____ Authorized Agent and _____ Authorized Agent, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of August, 2015
Commission expires 8-11, 2015 ✓ Karen F. Weisshaar
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:
Kathryn Swan
(Name)

SEND SUBSEQUENT TAX BILLS TO:
Kathryn Swan
(Name)

3843 W. Altgeld, Unit 3
(Address)

3843 W Altgeld, Unit 3
(Address)

Chicago, IL 60647
(City, State and Zip)

Chicago, IL 60647
(City, State and Zip)

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LEGAL DESCRIPTION

UNIT NUMBER 3843-3 IN THE ALTGELD-AVEERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 BLOCK 37 IN 'PENNOCK' A SUBDIVISION IN SECTIONS 26, 27 AND 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020931115; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

13-26-325-038-1011

Property of Cook County Clerk's Office