

# UNOFFICIAL COPY

## ILLINOIS STATUTORY WARRANTY DEED TENANCY BY THE ENTIRETY



**MAIL TO:**

Joey Waldman  
Fisher Cohen Waldman Shapiro, LLP  
1247 Waukegan Rd., Suite 100  
Glenview, IL 60025

Doc#: 1524641085 Fee: \$60.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/03/2015 12:57 PM Pg: 1 of 2

**NAME & ADDRESS OF TAXPAYER:**

Yazen Hadi & Danielle Mager  
1828 N. Dayton St., Unit A  
Chicago, IL 60614

RECORDER'S STAMP

THE GRANTOR(S), Robert Passineau and Kathleen Zvier, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to Yazen Hadi and Danielle Mager, husband and wife, (GRANTEE(S)), of 1250 N. Dearborn St., Unit 19D, of the City of Chicago, County of Cook, State of Illinois, not as Tenants In Common nor as Joint Tenants, but as TENANTS BY THE ENTIRETY all interests in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 1828A, IN THE WILLOW DAYTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF SUB-BLOCKS 1 AND 2 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25116367 AND FILED AS DOCUMENT LR 3114323 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 1828-A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AND FILED AS DOCUMENT 25116367 AND AS LR 3114323.

Subject only to the following, if any: (a) covenants, conditions and restrictions of record; (b) public and utility easements; (c) acts done by or suffered through Buyer; (d) all special governmental taxes or assessments confirmed and unconfirmed; (e) condominium declaration and bylaws, if any; and (f) general real estate taxes not due and payable at the time of Closing.

TO HAVE AND TO HOLD said premises not as Tenants In Common nor as Joint Tenants, but as TENANTS BY THE ENTIRETY, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-32-413-065-1026  
Property Address: 1828 North Dayton St, Unit A, Chicago, IL 60614

FIRST AMERICAN  
File # 2667353

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## ILLINOIS STATUTORY WARRANTY DEED

Dated this 3 th day of August, 2015.

Robert Passineau  
Robert Passineau

Kathleen Zwiier  
Kathleen Zwiier

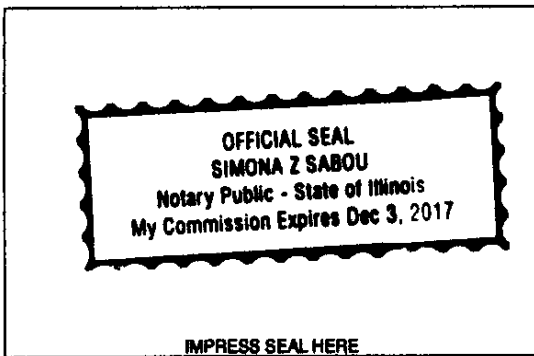
STATE OF ILLINOIS ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Passineau and Kathleen Zwiier, 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 instrument as a free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this 3 day of August, 2015.

Simona Z Sabou  
Notary Public  
12-3-17

My commission expires: \_\_\_\_\_



### COOK COUNTY – ILLINOIS TRANSFER STAMP

**NAME and ADDRESS OF PREPARER:**

Gary A. Wendland  
Attorney & Counselor at Law  
Wendland Law, LLC  
1908 W. Newport Ave.  
Chicago, Illinois 60657-1026

REAL ESTATE TRANSFER TAX		25-Aug-2015
CHICAGO:		5,100.00
CTA:		2,040.00
<b>TOTAL:</b>		<b>7,140.00</b>

14-32-413-065-1026 | 20150801613045 | 0-752-211-840

**Signat**

REAL ESTATE TRANSFER TAX		25-Aug-2015
COUNTY:		340.00
ILLINOIS:		680.00
<b>TOTAL:</b>		<b>1,020.00</b>

14-32-413-065-1026 | 20150801613045 | 0-221-255-552