

15-260936

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WARRANTY DEED ILLINOIS



Doc#: 1524750012 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2015 07:31 AM Pg: 1 of 3

THE GRANTORS:

Dennis D. Galbraith and
Kathy L. Galbraith
Husband and Wife
2540 Darroch Road

of the City of Lillington, County of Harnett, State of North Carolina, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Anthony Flam and Maeve Lawler
1416 N. North Park Avenue, #1
Chicago, Illinois 60610

As Joint Tenants, not 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:

PARCEL 1:

UNIT 1N IN THE RIDGE CORNER CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 2 IN C. R. STAVE'S ADDITION TO EDGEWATER IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0702615069; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4 AND S-4, EACH A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0702615069.

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; 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 at the time of Closing.

**NORTH AMERICAN
TITLE CO.**

UNOFFICIAL COPY

Permanent Index Number: 14-05-322-015-1003

Address of Real Estate: 5740 N. Ridge, Unit 1N, Chicago, Illinois 60660

Dated this 26 day of August, 2015




Dennis D. Galbraith

STATE OF NORTH CAROLINA)
) ss
COUNTY OF HARNETT)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dennis D. Galbraith and Kathy L. Galbraith, Husband and Wife, personally known to me to be the same person 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.

GIVEN under my hand and official seal, this 26 day of August 2015



Notary Public

10/21/2017
Commission Expires

This instrument was prepared by: **Ami J. Oseid.**
Attorney at Law
3653 W Irving Park Road
Chicago, Illinois 60618





MAIL TO:


Michelle Laiss
Attorney at Law
1530 W. Fullerton Ave, Suite 1
Chicago, Illinois 60614

MAIL SUBSEQUENT TAX BILLS TO:

Anthony Flam
5740 N. Ridge, Unit 1N
Chicago, Illinois 60660

REAL ESTATE TRANSFER TAX		01-Sep-2015
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00

14-05-322-015-1003 | 20150801620587 | 0-990-754-688

REAL ESTATE TRANSFER TAX		01-Sep-2015
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00

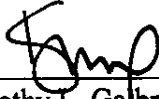
14-05-322-015-1003 | 20150801620587 | 0-523-679-616

UNOFFICIAL COPY

Permanent Index Number: 14-05-322-015-1003

Address of Real Estate: 5740 N. Ridge, Unit 1N, Chicago, Illinois 60660

Dated this 27th day of August, 2015




Kathy L. Galbraith

STATE OF NORTH CAROLINA)
)
COUNTY OF HARNETT)

ss

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dennis D. Galbraith and Kathy L. Galbraith, Husband and Wife, personally known to me to be the same person 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.

GIVEN under my hand and official seal, this ____ day of August 2015



Notary Public

July 4, 2018
Commission Expires

This instrument was prepared by: Ami J. Oseid.
Attorney at Law
3653 W Irving Park Road
Chicago, Illinois 60618

MAIL TO:

Michelle Laiss
Attorney at Law
1530 W. Fullerton Ave, Suite 1
Chicago, Illinois 60614

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