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Doc#: 1524756059 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2015 02:42 PM Pg: 1 of 5

This Instrument Prepared By:

Shane E. Mowery
Attorney at Law
3653 W. Irving Park Rd.
Chicago, IL 60618

374

(The Above Space for Recorder's Use Only)

WARRANTY DEED

YVONNE SANDNER AND WILLIAM SANDNER, husband and wife, of Chicago, IL (hereinafter called "**Grantors**"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **KIRSTA BEHMKE and CRAIG BAUGH**, (hereinafter called "**Grantees**"), WIFE AND HUSBAND, AS ~~REMIITS BY THE ENTIRETY~~, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant unto Grantees, all of Grantors' right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PT15-2891

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2015 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: **4425 N. RICHMOND ST., CHICAGO, IL 60625**

Permanent Index Number: **13-13-130-012-0000**

TO HAVE AND TO HOLD the premises unto Grantees, their successors and assigns FOREVER, and Grantors do hereby covenant that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey.

3094 MAIL TO
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT15-02841

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GRANTORS:

YVONNE SANDNER

Yvonne Sandner
Shane Mowery, his attorney in fact

WILLIAM SANDNER

William Sandner
Shane Mowery, his attorney in fact

Date of Execution: 8/20, 2015

STATE OF IL)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **SHANE E. MOWERY**, as power of attorney for **YVONNE SANDNER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of August, 2015.
OFFICIAL SEAL
ELIZABETH E ROMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/23/18

Elizabeth E Roman
Notary Public

My Commission Expires: 6/23/18

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **SHANE E. MOWERY**, as power of attorney for **WILLIAM SANDNER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of August, 2015.
OFFICIAL SEAL
ELIZABETH E ROMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/23/18

Elizabeth E Roman
Notary Public

My Commission Expires: 6/23/18

After Recording Mail To:

Mail Tax Bills To:

~~ATTY JAY COLLINS
1300 W. BELMONT, STE 405
CHICAGO, IL 60657~~

KIRSTA EHMKE and CRAIG BAUGH
4425 N. RICHMOND AVE.
CHICAGO, IL 60625

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EXHIBIT A



LEGAL DESCRIPTION

LOT 29 IN BLOCK 60 IN RAVENSWOOD MANOR, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1909 AS DOCUMENT 4374218, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		24-Aug-2015
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50
13-13-130-012-0000 20150801618738		1-816-975-232

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REAL ESTATE TRANSFER TAX

24-Aug-2015



CHICAGO: 4,312.50
CTA: 1,725.00
TOTAL: 6,037.50

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