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WARRANTY DEED

Tenancy By The Entirety Illinois Statutory



Doc#: 1525155218 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/08/2015 03:27 PM Pg: 1 of 3

MAIL TO:

Madelynn Hausman, Esq. 77 W. Washington, Suite 1119 Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:

Jane Blumenthal and Joanne Haas 1440 W. Warner Avenue Chicago, IL 60613

THE GRANTOR(S) JOHN V. McCarthy III, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and No/100's ----(\$10.00)----DOLLARS and other good and valuable considerations in hand paid.

CONVEY(S) AND WARRANT(S) to: JANE BLUMENTHAL and JOANNE HAAS, as partners in a Civil Union

1372 E. 52 nd Street	Chicago		IL	60615
Grantee's Address	City	C/	State	Zip

not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENGIRETY*, all interest in the following described Real Estate situated in the County of: Cook, in the State of Illinois to wit:

(See Attached)

which shall not interfere with Buyers use and enjoyment of the Property for residential purposes

Subject to: general real estate taxes not due and payable at time of closing, building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances which conform to and do not interfere with the present usage of the premises; public and private utility easements which serve the premises. Seller(s) also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Land which do not underlie the improvement.

*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. | Partners in a civil union 1

Permanent Index Number(s) 14-17-309-052

Property Address: 1440 W. Warner Avenue, Chicago, IL 60613

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DATED this ______ day of August 2015

JOHN V. McCARTHY, III

STATE OF ILLINOIS)

County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CETIFY THAT: <u>JOHN V. McCARTHY_III</u>, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and delivered the said instrument as his 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 notarial seal, this day of August, 20

OFFICIAL SEAL
SCOTT B FRIEDMAN
Notary Public - State of Illinois
ly Commission Expires May 28, 2019

Notary Public

NAME AND ADDRESS OF PREPARER:

SCOTT B. FRIEDMAN, ESQ. 1110 Lake Cook Road, #185 Buffalo Grove, IL 60089

REAL ES	TATE TRANSF	ER TAX	19-Aug-2015
		COUNTY: ILLING'S: TOTAL:	600.00 1,200.00 1,800.00
14-17-30	9-052-0000 2	0150801617408	

REAL ESTATE TRAN	SFER TAX	4.0	
	CHICAGO:	19-Aug-2015	
Francis	CTA:	9,000.00	
	TO	3,600.00	
14-17-309-052-0000	DOLER.	12,600.00	
14-17-309-052-0000	1 20150801617408	1-552-762-752	

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LEGAL DESCRIPTION

EXHIBIT "A"

File Number: PTC21482

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO .:

14-17-309-052

14, LILLINOIS.
PARCEL 2:
A NON-EXTENDE 1 LOT 2 IN PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

A NON-EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF PARCEL 1 FOR UNOBSTRUCTED LIGHT AND AIR AS CREATED BY DECLARATION OF EASEMENT DATED AUGUST 21, 1992 AND RECORLED SEPTEMBER 8, 1992 AS DOCUMENT 92665394, MADE GRACELAND WEST AND EETWEEN COMMUNITY ASSOCIATION AND MARK LEITSON AND BRADLEY H. WINICK OVER THE FOLLOWING DESCRIBED LAND: THE EAST 6 FEET OF LOT 1 IN PARK SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MER. DIAN. IN COOK COUNTY, ILLINOIS. -lattico

1440 W. WARNER AVENUE, CHICAGO IL 60613