

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1525319004 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2015 08:58 AM Pg: 1 of 3

1/2 acre
STC 01146-36414

THE GRANTORS, **MICHAEL J. VISCITO and LAURA K. KEARNEY, n/k/a, LAURA K. VISCITO**, husband and wife, of the Village of Naperville, County of DuPage, 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 AND WARRANT TO **KEVIN WICKLIN and CECELIA G. WICKLIN**, husband and wife, not as tenants in common nor as joint tenants, but as TENANTS BY THE ENTIRETY, of 3102 N. Janssen Unit 3, Chic. IL 60657, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

subject only to: 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 due and payable at the time of Closing.

permanent index number:
14-30-222-173-1059 ✓

property address: ✓
2801 N. Wolcott Ave., Unit A, Chicago, IL 60657

STEWART TITLE
800 E. O'HEIL ROAD
SUITE 120
NAPERVILLE, IL 60563

THIS INSTRUMENT WAS PREPARED BY:
Lisa Gagliano Bernstein
Law Offices of Lisa Gagliano Bernstein
P.O. Box 221567
Chicago, IL 60622

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

DATED this 25th day of August 2015.

MICHAEL J. VISCITO

LAURA K. KEARNEY, n/k/a
LAURA K. VISCITO

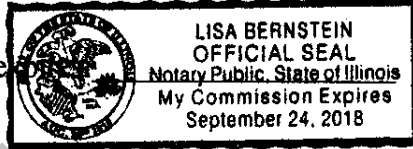
CCRD REVIEWER

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STATE OF ILLINOIS, COUNTY OF COOK., ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **MICHAEL J. VISCITO and LAURA K. VISCITO**, 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 said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25th day of August 2015.

commissioner



Lisa Bernstein

NOTARY PUBLIC



MAIL TO:

John Zachara, Esc.
53 W. Jackson Blvd., Suite 640
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Kevin and Cecelia Wicklin
2801 N. Wolcott Ave., Unit A
Chicago, IL 60657

REAL ESTATE TRANSFER TAX 31-Aug-2015

		COUNTY:	198.00
		ILLINOIS:	396.00
		TOTAL:	594.00

14-30-222-173-1059 | 20150801621258 | 0-424-851-328

REAL ESTATE TRANSFER TAX 31-Aug-2015

	CHICAGO:	2,970.00
	CTA:	1,188.00
	TOTAL:	4,158.00

14-30-222-173-1059 | 20150801621258 | 1-675-409-280

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MFA Commitment 06-17-06

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

PARCEL 1: UNIT 2801-A IN THE LANDMARK VILLAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS AND VACATED STREETS FALLING IN LANDMARK VILLAGE UNIT ONE, LANDMARK VILLAGE UNIT 2, LANDMARK VILLAGE UNIT 3, ALL IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21, 22, 58 AND 72 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT 94658101 AND FOR LANDMARK VILLAGE UNIT 2 RECORDED AS DOCUMENT 95027318 AND FOR LANDMARK VILLAGE 3 RECORDED AS DOCUMENT 95295114 AND DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR LANDMARK VILLAGE HOMEOWNERS ASSOCIATION RECORDED JULY 28, 1994 AS DOCUMENT 94667605, AS AMENDED FROM TIME TO TIME.