

# UNOFFICIAL COPY

## WARRANTY DEED

(Joint Tenancy for Illinois)



Doc#: 1526055058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2015 09:47 AM Pg: 1 of 3

THIS AGREEMENT, made this 31<sup>st</sup>, day of July,  
2015, between John Hopkins and Rebecca Kunde, n/k/a  
Rebecca Hopkins, husband and wife, of the Village of  
Forest Park, in the County of Cook and State of Illinois,  
party of the first part, and Jenna M. Smith  
and Michael V. Coglianesse,  
15028 Ridgeway, Midlothian, IL 60445

(Name and Address of Grantees)

parties of the second part, WITNESSETH,

That the party of the first part, for and in consideration of the  
sum of Ten and no/100 Dollars and other good and valuable  
consideration in hand paid, conveys and warrants to the  
parties of the second part, not in tenancy in common, but in  
joint tenancy, the following described Real Estate, to-wit :

*with  
rights of  
survivorship  
J.M.  
M.C.*

Above Space For Recorder's Use

See attached Exhibit "A"

Property Address: 7443 Washington Street, #202, Forest Park, IL 60130

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under  
and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,  
not in tenancy in common, **but in joint tenancy with rights of survivorship** *J.M. M.C.*  
Permanent Real Estate Index Number(s): 15-12-430-034-1006

IN WITNESS WHEREOF, the part(ies) of the first part hereunto set hands and seals the day and year  
first above written.

*[Signature]*  
\_\_\_\_\_  
John Hopkins Seller

*[Signature]*  
\_\_\_\_\_  
Rebecca Kunde, n/k/a Rebecca Hopkins Seller

*[Signature]*

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

BW 15-25292 1 of 3

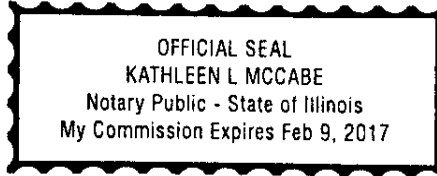
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State of Illinois )  
                          ) ss  
County of Cook )

The undersigned a notary public in and for said State, does hereby certify that **John Hopkins and Rebecca Kunde, n/k/a Rebecca Hopkins** 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 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 July 31, 2015.

*Kathleen L. McCabe*  
Notary Public



Affix Seal Here:

This instrument was prepared by Kathleen L. McCabe, attorney, 8827 W. Ogden Avenue, Brookfield, IL 60513-2148

MAIL TO:  
Jenna Smith  
7443 Washington St.  
Unit #202  
Forest, IL 60130

Send Subsequent Tax Bills To:  
Jenna Smith  
7443 Washington St.  
Unit #202  
Forest Park, IL 60180

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. **5802**  
8-31-15 JWP  
Approved/Date

REAL ESTATE TRANSFER TAX		11-Sep-2015
	COUNTY:	43.50
	ILLINOIS:	87.00
	TOTAL:	130.50
15-12-430-034-1006   20150801622056   1-429-819-264		

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## EXHIBIT "A"

### LEGAL DESCRIPTION:

UNIT NO. 202, IN 7443 WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1: THAT PART EAST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4 AND RUNNING TO A POINT 5 FEET EAST OF THE NORTHWEST CORNER OF LOT 5 AND WEST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 AND RUNNING TO A POINT 5 FEET WEST OF THE NORTHEAST CORNER OF LOT 5 OF LOTS 4 AND 5 IN SCHWASS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 30 IN RAILROAD ADDITION TO HARLEM IN THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO**

**PARCEL 2: THAT PART OF LOTS 5 AND 6 IN SCHWASS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 30 IN RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS. TO WIT: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 5 IN SAID BLOCK 30, 5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ON SAID SOUTH LINE OF SAID LOTS 5 AND 6 TO A POINT 5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 6, 5 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ON SAID NORTH LINE OF SAID LOTS 5 AND 6 TO A POINTS FEET WEST OF THE NORTHEAST CORNER OF SAID LOTS; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25026856 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

### NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 7443 Washington Street, Unit 202, Forest Park, IL 60130

Cook County Clerk's Office