

UNOFFICIAL COPY



16303878
WARRANTY DEED
Statutory (Illinois)
Individual to Individual

Doc#: 1529608013 **Fee:** \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2015 01:19 PM Pg: 1 of 3

The Grantor, Gregory D. Tiltz, now married to Kelly C. Tiltz, of Chicago, IL, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid, and for other and valuable consideration, conveys and warrants to Nathaniel Breindel, grantee, 5649 W. Wilson Avenue, Chicago, IL 60630, the following described Real Estate situated in the County of Cook, and State of Illinois:

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LEGAL See LEGAL DESCRIPTION attached to this Warranty Deed and incorporated herein by express reference as Exhibit "A"

PIN 14-19-108-040-1010, Vol. 48 Lake View Township

ADDR 3839 N. Western Avenue, Unit 304, Chicago, IL 60618

SUBJ TO 2015 and subsequent years real estate taxes, covenants, conditions, easements, and restrictions of record.

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 said premises in fee simple absolute.

DATED this 15th day of October, 2015.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF KELLY C. TILTZ

x

Gregory D. Tiltz

USI

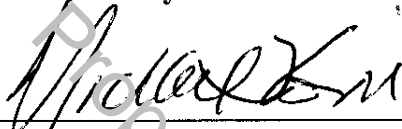
REAL ESTATE TRANSFER TAX		19-Oct-2015
	COUNTY:	66.00
	ILLINOIS:	132.00
	TOTAL:	198.00
14-19-108-040-1010 20151001634853 1-434-263-616		

REAL ESTATE TRANSFER TAX		19-Oct-2015
	CHICAGO:	990.00
	CTA:	396.00
	TOTAL:	1,386.00
14-19-108-040-1010 20151001634853 1-232-461-888		

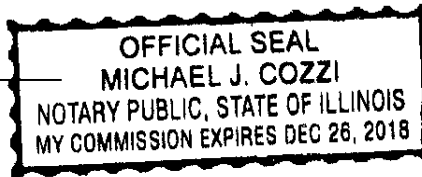
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State of Illinois, County of Lake/ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gregory D. Tiltz, now married to Kelly C. Tiltz., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 and official seal this 15th day of October, 2015.



Notary Public
Commission Expires: 12-26-2018



THIS INSTRUMENT WAS PREPARED BY:

Michael J. Cozzi, Michael J. Cozzi, P.C., Attorney at Law, 215 N. Arlington Heights Road, Suite 203, Arlington Heights, IL 60004 (847) 392-9030.

MAIL DEED TO:

James P. Habel
Attorney at Law
851 Dovington Court
Hoffman Estates, IL 60169

MAIL TAX BILL TO:

Nathaniel Breindel
~~3839 N. Western Ave., #304~~
~~Chicago, IL 60618~~
3839 N. Western Ave.
Chicago IL 60618

3839 N. Western Ave. #304
Chicago IL 60618

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LEGAL DESCRIPTION

UNIT NUMBER **304** IN THE 3839 N WESTERN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 (EXCEPT THAT PART TAKEN FOR WIDENING NORTH WESTERN AVENUE) IN WILLIAM ZELOSKY SUBDIVISION OF BLOCK 10 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010113481, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Exhibit "A"

Property of Cook County Clerk's Office