



Doc#: 1536441053 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2015 12:52 PM Pg: 1 of 2

Warranty Deed
TENANCY BY THE ENTIRETY

THE GRANTORS, Edward Fergus and Cynthia Nelson, husband and wife as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the Grantees, Brian P. Nannini and Rhea S. Nannini, currently residing at 644 West Arlington, Chicago, Illinois, as TENANTS BY THE ENTIRETY, and not as joint tenants with rights of survivorship, nor as tenants-in-common, the real estate situated in the County of Cook, State of Illinois, which is legally described on the reverse side hereof, 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 as TENANTS BY THE ENTIRETY forever. SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, provided they do not interfere with the current use and enjoyment of the real estate, and general real estate taxes not yet due or payable at time of closing.

Permanent Index Number (P.I.N.): 17-06-107-042-1007; 17-06-107-042-1011

Address of the real estate: 2041 West Pierce Avenue, Units 3A and PU3, Chicago, IL 60622

Dated this 11th day of November, 2015

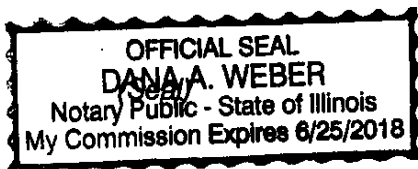
Edward Fergus

Cynthia Nelson

State of Illinois)
) ss.
County of Cook)

I, the undersigned, Dana A. Weber, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Edward Fergus and Cynthia Nelson, husband and wife as tenants by the entirety, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 11th day of November 2015.



Notary Public

S Y
P 2
S N
SC Y
INT 10

FIRST AMERICAN TITLE
FILE # 20110393

UNOFFICIAL COPY**Legal Description**

of the premises commonly known as 2041 West Pierce Avenue, Units 3A and PU3, Chicago, IL:

UNIT 3A AND PARKING SPACE PU-3, IN THE 2041 WEST PIERCE STREET CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 40 (EXCEPT THE WEST 4 FEET AND THAT PART FALLING UNDER THE EASTERLY WALL OF BUILDING MAINLY LOCATED ON THE PREMISES WEST AND ADJOINING SAID LOT), ALL OF LOT 41 AND THE WEST 2.00 FEET OF LOT 42 IN BLOCK 4 IN DS LEES ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 30, 2002 AS DOCUMENT 0020126095 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

REAL ESTATE TRANSFER TAX 22-Dec-2015

CHICAGO: 3,603.75
CTA: 1,441.50
TOTAL: 5,045.25 *

17-06-107-042-1007 | 20151101646395 | 0-654-595-136

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 22-Dec-2015

COUNTY: 240.25
ILLINOIS: 480.50
TOTAL: 720.75

17-06-107-042-1007 | 20151101646395 | 1-493-333-056

Document prepared by: Dana A. Weber, 8 South Michigan Avenue, #1502, Chicago, IL 60603

Return recorded document to:

Katharine Barr Tyler
53 W. Jackson St 718
Chicago IL 60604

Send Subsequent tax bills to:

Brian Nannini
2041 W. Pierce Ave Unit 3A
Chicago IL 60622