

UNOFFICIAL COPY

© Jan. 1995

AMERICAN LEGAL FORMS, CHICAGO, IL (312) 332-1922

Doc#: 1600550066 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/05/2016 10:12 AM Pg: 1 of 2

WARRANTY DEED Individual (ILLINOIS) (Individual to Individual)

Dec ID 20151201652753
ST/CO Stamp 0-595-545-152 ST Tax \$206.00 CO Tax \$103.00
City Stamp 1-538-085-952 City Tax: \$2,163.00

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

**ONSERIO NYAMWEYA and
PIPPA NYAMWEYA,
husband and wife
2444 Lawndale Avenue
Evanston, IL 60201**

For and in consideration of ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

MICHAEL CHRISTENSEN and NICOLA LANCKI, husband and wife

(NAMES AND ADDRESS OF GRANTEE(S))

Not as Tenants in Common, not as Joint tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Property Index: 11-31-114-024-1003

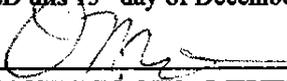
Address of Real Estate: 2228 W. Morse Avenue, Unit 3W, Chicago, IL 60645

SC15035559
FIDELITY NATIONAL TITLE

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

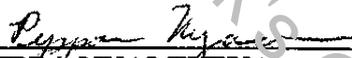
SUBJECT TO: General taxes for 2015 and subsequent years and covenants and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium / Covenants, Conditions, and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium / Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act, installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium / Covenants, Conditions and Restrictions.

DATED this 15th day of December, 2015:



ONSERIO NYAMWEYA

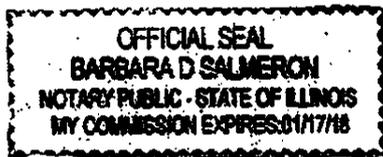
(SEAL)



PIPPA NYAMWEYA

(SEAL)

State of Illinois, County of Cook, ss.



IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, ONSERIO NYAMWEYA and PIPPA NYAMWEYA, husband and wife, 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 official seal, this 15th day of December, 2015:



NOTARY PUBLIC

This instrument was prepared by: Katherine S. O'Malley, Attorney at Law, 1528 Lincoln Street, Evanston, IL 60201

MAIL TO:
Mr. David Schlueter
Attorney at Law
401 West Irving Park Road
Itasca, IL 60143

Send Tax Bills to: Michael J. Christensen
Nicola Lancki
2228 W. Morse Avenue
Unit 3W
Chicago, IL 60645

UNOFFICIAL COPY**EXHIBIT "A"****FIDELITY NATIONAL TITLE**

Order No.: SC15035559

For APN/Parcel ID(s): 11-31-114-024-1003

For Tax Map ID(s): 11-31-114-024-1003

PARCEL 1:

UNIT 3W IN THE 2226-28 W. MORSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 19 IN BLOCK 3 ILLIFFENEY'S ADDITION TO ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0432334032, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P4 AND STORAGE SPACE S6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0432334032

REAL ESTATE TRANSFER TAX 04-Jan-2016

COUNTY:	103.00
ILLINOIS:	206.00
TOTAL:	309.00

11-31-114-024-1003 | 20151201652753 | 0-595-545-150

REAL ESTATE TRANSFER TAX 04-Jan-2016

CHICAGO:	1,545.00
CTA:	618.00
TOTAL:	2,163.00 *

11-31-114-024-1003 | 20151201652753 | 1-538-085-952

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