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Doc#: 1603508029 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 02:00 PM Pg: 1 of 2

1045517

Warranty Deed

Tenancy by the Entirety
Statutory (Illinois)
(Individual to Individual)

THE GRANTORS, Seth A. Elgin and Zornitsa Z. Ivanova, husband and wife, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100s DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

Jason McLellan and Alisa McLellan, husband and wife
474 N. Lake Shore Drive, #3711, Chicago, IL 60611
(Name and Address of Grantee)

not in Tenancy in Common, not in joint tenancy, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 4 IN THE 407 WISCONSIN VINTAGE TOWN HOMES, BEING A RESUBDIVISION OF LOT 43 AND THE SOUTH 1/2 OF LOT 42 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE "COMMON AREA" IN THE PLAT OF 407 WISCONSIN VINTAGE TOWN HOMES AFORESAID AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED JULY 1, 2000 AND RECORDED JULY 10, 2000 AS DOCUMENT NO. 00508055.

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 not in tenancy in common, not in joint tenancy, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: covenants, conditions, and restrictions of record, building lines and easements, if any, and to General Taxes for 2015 and subsequent years.

Permanent Real Estate Index Number(s): 16-07-322-056-0000

Address(es) of Real Estate: 407 Wisconsin Ave., Unit D, Oak Park, Illinois 60302

Dated this 28th day of January, 2016.

Seth A. Elgin [Seal]
Seth A. Elgin

Zornitsa Z. Ivanova [Seal]
Zornitsa Z. Ivanova

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State of Illinois)
) SS
County of Cook)

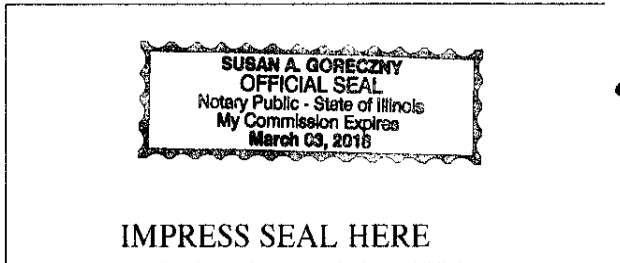
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Seth A. Elgin and Zornitsa Z. Ivanova, husband and wife, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, 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 28th day of January, 2016.

Commission expires 3/3, 2018

Susan A. Goreczny

NOTARY PUBLIC



# 0000004549	REAL ESTATE TRANSFER TAX
	02736.00
	FP 102801

This instrument prepared by: Sacks, Goreczny, Maslanka & Costello, P.C.
79 W Monroe Street, Suite 912
Chicago, Illinois 60603

Send Subsequent Tax Bills To: Jason McLellan and Alisa McLellan
407 Wisconsin Ave., Unit D
Oak Park, Illinois 60302

Mail To:
Joey L. D'Angelis
767 Walton Lane
Grayslake, IL
60138

REAL ESTATE TRANSFER TAX		01-Feb-2016	
	COUNTY:	171.00	
	ILLINOIS:	342.00	
	TOTAL:	513.00	
16-07-322-056-0000 20160101664368 1-131-795-008			