

lot 2
CH16000144

Mail to:
Howard Balikov
2 Northfield Plaza
Suite 360
Northfield IL 60093

Doc#: 1605556406 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2016 12:58 PM Pg: 1 of 2

Dec ID 20160201671211
ST/CO Stamp 1-460-771-392 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-549-933-120 City Tax: \$4,620.00

WARRANTY DEED

THE GRANTOR RYAN J. HAYES, married to Merissa Hayes, for and in consideration of the sum of ten and no/100 dollars (\$10.00), does hereby WARRANT and CONVEY to BENJAMIN MORALES and PATRICIA MORALES, husband and wife as tenants by the entirety, of 400 N. LaSalle St. Unit 1011, Chicago IL 60654, the following described real estate situated in the County of Cook and State of Illinois, to wit,

UNIT NUMBER 1238-J IN THE CONDOMINIUM TOWNHOUSE OF SWEETERVILLE NORTH, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 324 TO 332, BOTH INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF LOT 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1989 AS DOCUMENT NUMBER 89012055 TOGETHER WITH ITS INDIVIDUAL PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: Declaration of Townhome/Condominium; provisions of the Condominium Property Act of Illinois; covenants, conditions and restrictions of record, if any, so long as none are violated and none interfere with Purchasers' use of the property as Purchasers' primary residence and so long as a violation shall not result in a forfeiture or a reversion; public and utility easements so long as they do not

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underlie the improvements to the real property; general real estate taxes for 2015 and subsequent years; and acts done by Purchasers.


Commonly known as **1238 W. FLETCHER ST. UNIT J, CHICAGO IL 60657**
PIN 10-25-209-008-0000

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

In Witness whereof, the Grantor has hereunto set her hand and seal, this 15 day of FEBRUARY, 2016.



RYAN J. HAYES



MERISSA HAYES for the purpose of waiving homestead


State of Illinois)
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **RYAN J. HAYES and MERISSA HAYES**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth including the waiver of homestead.

Given under my hand and official seal, this 15 day of February, 2016.

Commission expires _____








Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago IL 60646.

Mail tax bill to: Benjamin and Patricia Morales
1238 W. Fletcher St. Unit J
Chicago IL 60657

REAL ESTATE TRANSFER TAX		22-Feb-2016
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00 *

14-29-103-026-1010 | 20160201671211 | 1-549-933-120
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Feb-2016
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00

14-29-103-026-1010 | 20160201671211 | 1-460-771-392