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WARRANTY DEED



Doc#: 1607622010 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2016 09:26 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the Grantors, **Charles R. Phillips**, and **Mary R. Phillips**, husband and wife, of 1905 North Larabee Street, Chicago, Cook County, Illinois 60614. ("Grantors"), for and in consideration of the sum of One Dollar and other good and valuable considerations in hand paid, do hereby grant, sell, and convey all interest in the following described real estate to the following:

Grantors, in consideration of TEN DOLLARS (\$10.00) paid by Grantees and for other good and valuable consideration, convey and warrant to Grantees, **Charles R. Phillips** and **Mary R. Phillips**, husband and wife, **Not in Tenancy in Common but in Joint Tenancy**, all interest in that real property located in the County of Cook, State of Illinois, to-wit:

Lots 43 in Wilson's Subdivision of the West 1/2 of Block 41 of Canal Trustees' Subdivision, a Subdivision of the North 1/2 and the North 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

PIN: 14-33-304-019-000
Commonly known as 1905 North Larabee Street, Chicago, IL 60614

Subject to:

- 1) real estate taxes for 2015 and thereafter; and
- 2) other covenants, restrictions and easements of record,

together with all the estate and rights of Grantors in such property.

Grantors covenant as follows:

1. The premises are free from all encumbrances made by Grantors;
2. Grantors will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other person; and

3. Grantors are currently residing on the subject property, and thus Grantors warrant and

S yes
P yes
S /
M NO
SC yes
E yes
INT yes
RUSAO

REAL ESTATE TRANSFER TAX	25-Feb-2016
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-33-304-019-0000 | 20160201673416 | 0-554-035-776

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

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represent that the subject property is subject to the homestead laws of the State of Illinois and hereby waives and releases all rights thereunder.

SUBJECT TO:

- 1) Covenants and restrictions of record,
- 2) Easements, apparent or of record; and
- 3) Real estate taxes for 2015 and subsequent years,

together with all the estate and rights of Grantors in such property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantors represent that neither Grantor nor the spouse of Grantor, if any, reside in a residence on the subject property and therefore this transaction is not subject to the Homestead Exemption Laws of the State of Illinois. For purposes of this instrument the term spouse shall include a party to a civil union under the Illinois Religious Freedom Protection and Civil Union Act or any relationship legally entered into that is substantially similar to a civil union in Illinois.

In witness whereof, Grantors have executed this Deed on the 21 day of December, 2015.

Charles R. Phillips
Charles R. Phillips

Mary R. Phillips
Mary R. Phillips

State of Illinois

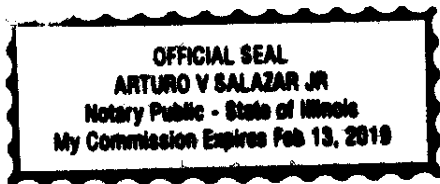
SS

County of Cook

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Charles R. Phillips and Mary R. Phillips personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 21 day of December, 2015.

Arturo V. Salazar Jr.
Notary Public



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Prepared by and Return to:
 Gary R. Gehlbach
 Ehrmann Gehlbach Badger Lee & Considine, LLC
 215 E. First Street, Suite 100
 P.O. Box 447
 (815) 288-4949
 (815) 288-3068 FAX

Taxes to:
 Charles R. Phillips
 Mary R. Phillips
 1905 North Larabee Street
 Chicago, IL 60614

This transaction is exempt under provisions of
 § 31-45 (e) of the Real Estate Transfer Tax Law.
 (35 ILCS 200/31-1 et seq.)



12/21/15 *Gary R. Gehlbach*
 Date Buyer, Seller or Representative

Under penalty of perjury, the undersigned certifies that
 this transaction is exempt from the Illinois Plat Act
 (765 ILCS 205/1 et seq.) because:

a x the owner is not subdividing the land
 into 2 or more parts; or

b. __ exemption no. __ of § 1 of the Act applies.

12/21/15 *Gary R. Gehlbach*
 Date Owner or Representative

REAL ESTATE TRANSFER TAX		26-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-304-019-0000 20160201673416 0-239-725-120		

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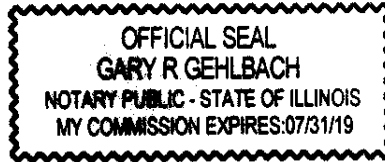
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a persona dn authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 21, 2015

Signature: Charles R. Phillips
Grantor or Agent

Subscribed and sworn to before me by the said Charles R. Phillips this 21st day of December, 2015.



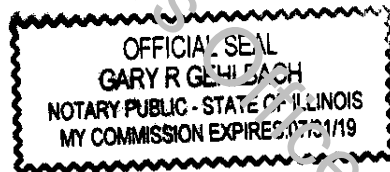
[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to teal estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 21, 2015.

Signature: Charles R. Phillips
Grantor or Agent

Subscribed and sworn to before me by the said Charles R. Phillips this 21st day of December, 2015.



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois real Estate Transfer Tax act.)