

# UNOFFICIAL COPY

## Warranty Deed



1609910056

ILLINOIS

Doc#: 1609910056 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2016 12:27 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR(s) ANTHONY DEPALO AND APRIL DEPALO, FORMERLY KNOWN AS APRIL L WALLS, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to BRADLEY M MARTENS AND CHRISTA COTTRELL MARTENS of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), 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 <sup>2015</sup> ~~2014~~ and subsequent years; Covenants, conditions and restrictions of record, if any;

husband and wife, as tenants-by-the entirety

Permanent Real Estate Index Number(s): 14-30-206-031-0000

Address(es) of Real Estate:  
1851 W FLETCHER ST  
CHICAGO, IL 60657-2026

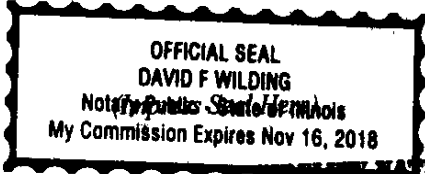
The date of this deed of conveyance is 3/8/2016

*[Signature]*  
ANTHONY DEPALO

*[Signature]*  
APRIL DEPALO, FORMERLY KNOWN AS  
APRIL L WALLS

S Y  
P 4  
S N  
SC Y  
INT Y

State of Illinois County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Anthony Depalo personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 3/8/16

(My Commission Expires 11/16/18)

*[Signature]*  
Notary Public

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REAL ESTATE TRANSFER TAX	01-Apr-2016
COUNTY:	1,250.00
ILLINOIS:	2,500.00
TOTAL:	3,750.00

REAL ESTATE TRANSFER TAX	01-Apr-2016
CHICAGO:	18,750.00
CTA:	7,500.00
TOTAL: E	26,250.00 *

14-30-206-031-0000 | 20160201672331 | 1-914-768-960

14-30-206-031-0000 | 20160201672331 | 1-186-336-320

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

Warranty Deed  
**UNOFFICIAL COPY**

State of IL

County of Cook

I, Kimberly J. Kowal a Notary Public in and for said County and State, do hereby certify that April Depalo Fica April Walls personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 31<sup>st</sup> of March, 2016.

Kimberly J. Kowal  
Notary Public

My commission expires: \_\_\_\_\_



Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 1851 W FLETCHER ST, CHICAGO, IL 60657-2026

**Legal Description:**

THE WEST 1/2 OF LOT 22 AND ALL OF LOT 23 IN THE SUBDIVISION OF THE EAST 4 ACRES OF THE WEST 13 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office  
See Attached  
Legal Description

<p><b>This instrument was prepared by:</b></p> <p>Mark Edison Law Office Mark E. Edison PC 1415 W. 22nd Street Tower Floor Oak Brook, IL 60523</p>	<p><b>Send subsequent tax bills to:</b></p> <p>Bradley M. Martens 1851 W. Fletcher Chicago, IL 60657</p>	<p><b>Recorder-mail recorded document to:</b></p> <p>Charles A. Janda 120 N. LaSalle Ste. 1040 Chicago, IL 60602</p>
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## LEGAL DESCRIPTION

**Order No.:** CH16003242

**For APN/Parcel ID(s):** 14-30-206-031-0000 and 14-30-206-032-0000

**For Tax Map ID(s):** 14-30-206-031-0000 and 14-30-206-032-0000

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### PARCEL 1

THE WEST 1/2 OF LOT 22 AND ALL OF LOT 23 IN THE SUBDIVISION OF THE EAST 4 ACRES OF THE WEST 13 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

THE EAST 1/2 OF LOT 22 AND ALL OF LOT 21 IN THE SUBDIVISION OF THE EAST 4 ACRES OF THE WEST 13 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Priority of Cook County Clerk's Office