

# UNOFFICIAL COPY

Doc#: 1613422010 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/13/2016 08:46 AM Pg: 1 of 3

Dec ID 20160501602339  
ST/CO Stamp 1-746-071-872 ST Tax \$425.00 CO Tax \$212.50  
City Stamp 0-144-484-672 City Tax: \$4,462.50

**WARRANTY DEED**  
**Statutory (Illinois)**  
**Individuals to Individual**

**THE GRANTORS**

Meghan Desmond Koepfel and Andrew Koepfel, married to each other, as tenants by the entirety, of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Anne ~~X~~ Dolatowski and James ~~X~~ Dolatowski, married to each other, as tenants by the entirety, the Real Estate legally described on Exhibit A attached hereto and made a part hereof situated in the County of Cook, in the State of Illinois.

Subject only to the following, if any: general real estate taxes not yet due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Property; 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, 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, TO HAVE AND HOLD said premises forever. Grantors hereby waive and release any and all rights under the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 3312 N. Clifton Ave., Unit 2, Chicago, IL 60657

PIN:14-20-414-022-1002

DATED May 2, 2016



Meghan Desmond Koepfel



Andrew Koepfel

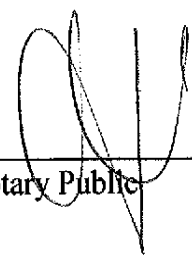
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STATE OF ILLINOIS    )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Meghan Desmond Koepfel and Andrew Koepfel, 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 he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead rights.

Given under my hand and official seal May 2, 2016.

  
\_\_\_\_\_  
Notary Public

My Commission expires:

7-17-17



**THIS INSTRUMENT WAS PREPARED BY:**

Shawn S. Magee, Esq.  
Shawn S. Magee, P.C.  
35 E. Wacker Dr., Suite 650  
Chicago, IL 60601

**AFTER RECORDING MAIL TO:**

Naheed A. Amdani  
4909 W. Oakton  
Skokie, IL 60077

**SEND SUBSEQUENT TAX BILLS TO:**

Anne R. Dolatowski and James R. Dolatowski  
3312 N. Clifton Ave., Unit 2  
Chicago, IL 60657

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## LEGAL DESCRIPTION

Order No.: 16CA8921004NC

For APN/Parcel ID(s): 14-20-414-022-1002

Parcel 1:

Unit 2 in the 3312 North Clifton Condominium as delineated on a survey of the following described real estate:

Lot 30 in Block 1 in Baxter's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 40 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 99562665, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of parking space p-2 and storage space s-2, limited common elements as delineated on a survey attached to the declaration aforesaid as document 99562665.

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