

713022 UNOFFICIAL COPY

WARRANTY DEED (Illinois)

THIS DEED is made as of the 19 day of April, 2016, by and between

STACIE R. GORECKI

("Grantor," whether one or more).

and

PATRICK J BEARDSLEY

and SARAH BEARDSLEY

of CHICAGO IL

("Grantee," whether one or more).



Doc#: 1613945043 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2016 12:22 PM Pg: 1 of 4

WITNESSETH, that the Grantor, in and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

\* NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

UNIT NUMBER 1455-2 IN ROSEMONT GREENVIEW CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN EDGEWATER PARK IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95390590, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 1455 W. ROSEMONT AVE., UNIT 2, CHICAGO, IL 60660

PARCEL INDEX NUMBER (PIN): 14-05-109-033-1002 (VOLUME 472)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

713022

Handwritten initials

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PARCEL INDEX NUMBER (PIN): 14-05-109-033-1002 (VOLUME 472)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 15 day of April, 2016.

Stacie R. Gorecki  
STACIE R. GORECKI

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

KENT NOVIT  
100 N LA SALLE #1700  
CHICAGO IL 60602

SEND SUBSEQUENT TAX BILLS TO:

PATRICK BEARDSLEY  
1455 W ROSEMONT, UNIT 2  
CHICAGO IL 60660

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

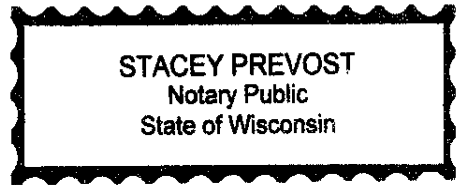
State of Wisconsin )  
County of Brown ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that STACIE R. GORECKI is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of April, 2016.

Notary Public Stacey Prevost

My Commission Expires: 5/15/16



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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

10-May-2016



<b>CHICAGO:</b>	1,560.00
<b>CTA:</b>	624.00
<b>TOTAL:</b>	2,184.00 *

14-05-109-033-1002 | 20160501602326 | 0-237-906-240

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

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## REAL ESTATE TRANSFER TAX

10-May-2016



<b>COUNTY:</b>	104.00
<b>ILLINOIS:</b>	208.00
<b>TOTAL:</b>	312.00

14-05-109-033-1002 | 20160501602326 | 1-025-241-408