

UNOFFICIAL COPY

Doc#: 1614157120 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2016 11:14 AM Pg: 1 of 3

Dec ID 20160501601608
ST/CO Stamp 0-808-808-768 ST Tax \$298.00 CO Tax \$149.00
City Stamp 2-066-450-752 City Tax: \$3,129.00

STC 01116-4215

1/2
we

WARRANTY DEED
ILLINOIS STATUTORY

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE IL 60563

THE GRANTOR, Ryan Garth, married to Stephanie Garth, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Jose Segarra an unmarried man of the City of _____, Cook County, Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Parcel 1:

Unit 301 in the Magnolia Gardens Condominiums as Depicted on the Plat of Survey of the following Described Real Estate:

- ✓ Lots 46, 47 and 48 in Sheridan Drive Subdivision, being a Subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with part of the West 1/2 of said Northwest 1/4 which Lies North of South 800 feet thereof and East of the Green Bay Road, in Cook County, Illinois. Which Plat of Survey is Attached as Exhibit "B" to the Declaration of Condominium Ownership, recorded, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0402119155, as Amended from Time to Time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

- ✓ The Exclusive Right to the Parking Space Number P-19, a limited common element ("LCE"), as Delineated on the Plat of Survey, and the Rights and Easements for the Benefit of Unit 301, as set forth in the Declaration of Condominium; The Grantor Reserves to itself, its Successors and Assigns, The Rights and Easements as set forth in the Declaration for the Remaining Land Described therein.

Parcel 3:

- ✓ The Exclusive Right to the Storage Room Number S-3a, a limited common element, as Delineated on the Plat of Survey, and the Rights and Easements for the Benefit of Unit 301, as set forth in the Declaration of Condominium; The Grantor Reserves to itself, its Successors and Assigns, The Rights and Easements as set forth in the Declaration for the Remaining Land Described therein.

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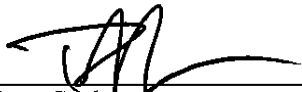
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.



Permanent Real Estate Index Number(s): 14-17-118-032-1011 ✓


Address(es) of Real Estate: 4553 N Magnolia Avenue, Unit 301, Chicago, IL 60640

TO HAVE AND TO HOLD said premises forever.

2 day of MAY, 2016


Ryan Garth

REAL ESTATE TRANSFER TAX		13-May-2016
	COUNTY:	149.00
	ILLINOIS:	298.00
	TOTAL:	447.00
14-17-118-032-1011 20160501601608 0-808-808-768		

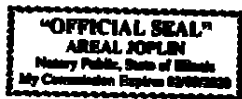
REAL ESTATE TRANSFER TAX		10-May-2016
	CHICAGO:	2,235.00
	CTA:	894.00
	TOTAL:	3,129.00 *
14-17-118-032-1011 20160501601608 2-066-450-752		


Total does not include any applicable penalty or interest due.

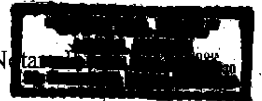
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ryan Garth, Married to Stephanie Garth, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 02 day of 05, 2016







Prepared by:

Matthew R. Gallagher
1800 W Berenice Ste 100
Chicago, IL 6061

Mail To and Name and Address of Taxpayer:

Judy L DeAngelis
767 Walton Lane
Grayslake, IL
60030

Jose Segarra
4553 N. Magnolia
#301
Chicago, IL
60640

Warranty Deed - Corporation - Tenants by the Entirety

FASTDoes 11/2002

UNOFFICIAL COPY

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-17-118-032-1011

Address(es) of Real Estate: 4553 N Magnolia Avenue, Unit 301, Chicago, IL 60640

TO HAVE AND TO HOLD said premises forever.

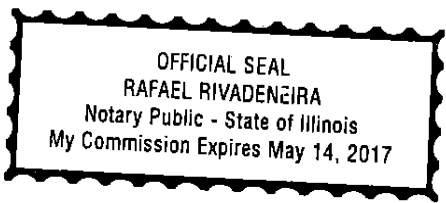
3 day of May, 2016

Stephanie Garth
Stephanie Garth
SOLELY WAIVING HOMESTEAD RIGHTS

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Stephanie Garth, married to Ryan Garth, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3RD day of MAY, 2016



Rafael Rivadeneira
(Notary Public)

Prepared by:
Matthew R. Gallagher
1800 W Berenice Ste 100
Chicago, IL 60613

Mail To and Name and Address of Taxpayer: