

# UNOFFICIAL COPY



Doc#: 1614510028 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2016 10:53 AM Pg: 1 of 3

## WARRANTY DEED Illinois (Statutory)

After Recording Mail To:

Garth Anderson  
650 Dundee Road  
Northbrook IL 60062

Send Subsequent Tax Bills To:

Chris + Janet Soto  
4445 N. Magnolia Ave. #3  
Chicago, IL 60640

1614510028 4/17/16 4:56 PM

THE GRANTORS, Michael Krantz and Colleen A. Krantz, husband and wife, as tenants by the entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, Chris Soto and Janet Soto, husband and wife, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*See attached Legal Description*

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

To have and to hold said Real Estate not as Tenants in Common but as husband and wife as Tenants by the Entirety forever. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-17-125-036-1003

Address of Real Estate: 4445 North Magnolia Avenue, unit 3, Chicago, Illinois 60640 - 59.0

Chicago Title

[Signature]  
Michael Krantz

[Signature]  
Colleen A. Krantz

S Y  
P 3  
S N  
SC Y  
INT 10

Dated this 14th day of April, 2016.

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 Michael Krantz and Colleen A. Krantz, 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 they signed, sealed, and delivered the instrument as their and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of April, 2016.

[Signature] (SEAL)  
Notary Public



Prepared by: Terpinas Law Group, LLC, Mount Prospect, IL 60056

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 18-Apr-2016



<b>COUNTY:</b>	193.50
<b>ILLINOIS:</b>	387.00
<b>TOTAL:</b>	580.50

14-17-125-036-1003 | 2016040 688983 | 1-082-064-448

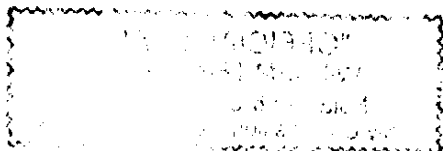
**REAL ESTATE TRANSFER TAX** 18-Apr-2016



<b>CHICAGO:</b>	2,902.50
<b>CTA:</b>	1,161.00
<b>TOTAL:</b>	4,063.50 *

14-17-125-036-1003 | 20160401688983 | 0-214-827-328

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



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## LEGAL DESCRIPTION

Order No.: 16WNW417056CRM

**For APN/Parcel ID(s): 14-17-125-036-1003**

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PARCEL 1: UNIT 4445-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4445-47 N. MAGNOLIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0814122114, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-6, AND STORAGE SPACE NO. S-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office