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16NW6143520W4 (1862)

WARRANTY DEED

After Recording Return To:

Judy L. DeAngelis
767 Walton Lane
Corays Lake, IL
60030

Send Tax Bills To:

Josef & Jenny Brewster
3152 N. Hudson Ave #1
Chicago IL 60657

Doc# 1614649054 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/25/2016 11:22 AM Pg: 1 of 3

Dec ID 20160501606741
ST/CO Stamp 1-274-140-992 ST Tax \$520.00 CO Tax \$260.00
City Stamp 1-122-949-440 City Tax: \$5,460.00

RECORDER'S STAMP

Chicago Title

THE GRANTOR(S), **Gregory Demo**, of 3152 N. Hudson Ave., #1, Chicago, Illinois 60657, married to Sally Mae Horton Demo, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to **Josef Leland Brewster III** and **Jenny Schnabl Brewster**, of 345 E. Wacker Drive, #4204, Chicago, Illinois 60657, to have and hold forever, as tenants by the entirety, all of Grantor(s)' interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto.

SUBJECT TO: General real estate taxes for the year 2015 (2nd installment) and subsequent years; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Sally Mae Horton Demo is executing this deed solely to release homestead rights.

Permanent Index Number(s): 14-28-103-054-1001
Property Address: 3152 N. Hudson Ave., #1, Chicago, Illinois 60657

DATED this 12th day of May, 2016.

Gregory Demo

Sally Mae Horton Demo (Release of Homestead only)

Robin Lind

Property of Cook County Clerk's Office

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Notary Page – Warranty Deed

STATE OF New York)
) SS
COUNTY OF King)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Gregory Demo

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 such person(s) signed, sealed and delivered the said instrument as such person(s)' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of May, 2016.

Commission Expires: 8/20/2016.

Joseph Geoghagan
NOTARY PUBLIC

STATE OF New York)
) SS
COUNTY OF King)

Joseph Geoghagan
Notary Public, STATE of New York
No. 01 GE 6267590
Qualified in Kings County
Commission Expires: 8/20/2016

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Sally Mae Horton Demo

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 such person(s) signed, sealed and delivered the said instrument as such person(s)' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of May, 2016.

Commission Expires: 8/20/2016.

Joseph Geoghagan
NOTARY PUBLIC

Joseph Geoghagan
Notary Public, State of New York
No. 01 GE 6267590
Qualified in Kings County
Commission Expires: 8/20/2016

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Prepared by:

Thomas J. Suich, Esq.
Law Offices of Thomas J. Suich
2472 Warwick Ct
Aurora, IL 60503

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EXHIBIT A

Order No.: 16NW6163520WH

For APN/Parcel ID(s): 14-28-103-054-1001

UNIT 3152-1 IN HUDSON AVENUE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 14 AND 15 IN BLOCK 2 IN KIMBELL YOUNG'S SUBDIVISION OF THE NORTH 10 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY BEVERLY BANK, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 27, 1973 AND KNOWN AS TRUST NUMBER 8-4298 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON MARCH 13, 1974 AS DOCUMENT NUMBER 22653323; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Clerk of Cook County Clerk's Office