

UNOFFICIAL COPY

Doc#: 1615956061 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2016 10:12 AM Pg: 1 of 3

Dec ID 20160501608542
ST/CO Stamp 2-020-571-456 ST Tax \$319.00 CO Tax \$159.50
City Stamp 1-453-390-144 City Tax: \$3,349.50

Doc. # 1612
Jr
BWB-28086

Property of Cook County Clerk's Office

WARRANTY DEED

The Grantors, Jose A. Almonte and Daisy T. Almonte, married, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Grantees:

Matthew W. Becker ^{a single man} and Katheryn L. Tiernan, ~~his wife~~ ^{a single woman}
2102 N. Damen Avenue, Unit 1R
Chicago, IL 60647

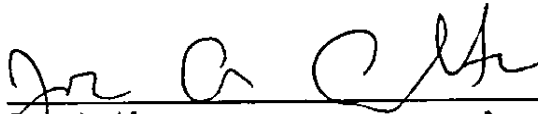
not as tenants in common ~~but~~ ^{but} as joint tenants ~~with right of survivorship~~ the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

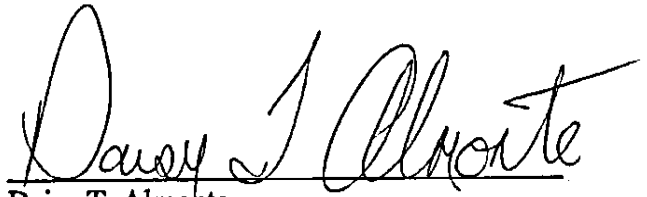
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. To have and to hold said premises not as tenants in common ~~but~~ ^{but} as joint tenants ~~with right of survivorship~~ ^{with} ~~for~~

Real Estate Permanent Index Number: 13-36-401-027-1040 and 13-36-401-027-1077
Address of Real Estate: 1935 N. Fairfield Avenue, Unit 401 and P-25, Chicago, Illinois 60647

Dated this 21 day of May, 2016



Jose A. Almonte



Daisy T. Almonte

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

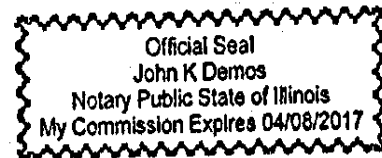
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State of ILLINOIS)
) ss THIS IS NOT THE GRANTOR'S HOMESTEAD PROPERTY
 County of COOK)



I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jose A. Almonte and Daisy T. Almonte personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 21 day of MAY, 2016


John K. Demos Commission Expires: 04-08-17
 Notary Public



Mail To:
 Imran Khan
 ARK Attorneys at Law
 10 South Riverside Plaza, Suite 875
 Chicago, IL 60606

REAL ESTATE TRANSFER TAX		01-Jun-2016
	COUNTY:	159.50
	ILLINOIS:	319.00
	TOTAL:	478.50
13-36-401-027-1040 20160501608542 2-020-571-456		

Send Tax Bill To:
 Matthew W. Becker & Katheryn L. Tiernan
 1935 N. Fairfield Avenue, Unit 401
 Chicago, IL 60647

REAL ESTATE TRANSFER TAX		01-Jun-2016
	CHICAGO:	2,392.50
	CTA:	957.00
	TOTAL:	3,349.50 *
13-36-401-027-1040 20160501608542 1-453-390-144		
* Total does not include any applicable penalties or interest due.		

This instrument was prepared by:
 Barbara M. Demos
 Law Office of Barbara M. Demos, P.C.
 4746 N. Milwaukee Avenue
 Chicago, IL 60630

UNOFFICIAL COPY**EXHIBIT "A"**

**PARCEL 1: UNIT NUMBER 401 AND P-25 IN THE 1935 NORTH FAIRFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 11 TO 15 IN BLOCK 1 IN EDGAR M. SNOW & COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001022154; AS AMENDED FROM TIME TO TIME,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.
PARCEL 2: EASEMENT AND OPERATING AGREEMENT DATED DECEMBER 29, 2000 EXECUTED BY AND BETWEEN 1935 N. FAIRFIELD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND 1934 N. WASHTENAW, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED DECEMBER 29, 2000 AS DOCUMENT NUMBER 01022153, IN COOK COUNTY, ILLINOIS.**