

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1616139238 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2016 11:44 AM Pg: 1 of 3

Dec ID 20160501603514
ST/CO Stamp 0-620-181-824 ST Tax \$437.50 CO Tax \$218.75
City Stamp 0-351-746-368 City Tax: \$4,593.75

THE GRANTOR, WALTER PHENNING a/k/a WALTER PFENNING, a married man, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS unto GRANTEES, JONATHAN*HELM and ISHITA HELM, husband and wife,

v/v Sharma

*Russell

**Strike Inapplicable

- (a) as Tenants in Common
- (b) not as Tenants in Common, but as Joint Tenants
- (c) Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

(GRANTEE'S ADDRESS) of 565 West Quincy Street, Unit 816, Chicago, Illinois 60661, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1 : Unit 1-S in the 1459 West Melrose Street Condominium as delineated on a survey of the following described real estate: Lot 70 in A. Wisner's Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0010892104 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking space P-2, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 0010892104.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 14-20-329-049-1003
Address of Real Estate: 1459 W. Melrose St. Unit 1S, Chicago, IL 60657

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

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; and the Declaration of Condominium Ownership, as amended from time to time.

UNOFFICIAL COPY

Dated this 19th day of May, 2016

Grantor:

Grantor:

Walter Pfenning
WALTER PHENNING a/k/a WALTER PFENNING

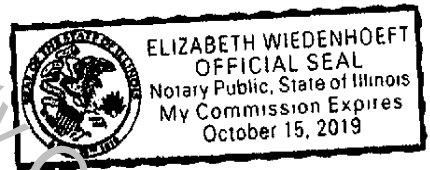
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT WALTER PHENNING a/k/a WALTER PFENNING, a married man**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of May, 2016, 2016.

Elizabeth Wiedenhoef
Notary Public

Prepared By: William Mosconi, Esq.
DEFRENZA MOSCONI, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062



Mail To: Jeremy Bell, Esq.
BELL LAW
2015 W. Fullerton
Chicago, Illinois 60647

Taxpayer: Jonathan Helm and Ishita Helm
1459 W. Melrose St. Unit 1S
Chicago, IL 60657

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 16ST02826NB

For APN/Parcel ID(s): 14-20-329-049-1003

Parcel 1 : Unit 1-S in the 1459 West Melrose Street Condominium as delineated on a survey of the following described real estate:

Lot 70 in A. Wisner's Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0010892104 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking space P-2, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 0010892104.

Cook County Clerk's Office